

Minutes for the River Crossing Annual HOA Meeting

Date: June 15, 2006

Location: Liberty Lake Sewer & Water District

Meeting called to order: 7pm

Attendees: Jim Frank, Trudi Kuhn
22 Homeowners

Reviewed 2005 Budget, no questions

Ratify 2006 Budget, no questions, motion by Jan Crowe and seconded by Cindy Esche. All in favor, none opposed.

Discussion of website, homeowners really liked. Trudi indicated the website was donated by Jim Frank, and homeowners appreciated that. Trudi will look into interactive calendar section. Possibly only about \$500 and homeowners will vote on addition next year, with the costs to be paid by the Association.

Discussion of this year's annual River Crossing BBQ. Everyone agreed last years was a huge success. Thank you to committee chairs for their planning and preparation. This year's committee will again be co-chaired by Judy McGrady, Jan Crowe and Cindy Esche. Trudi will print flyers again when submitted. **** The 2nd annual Picnic is scheduled for August 22nd at the Model Home from 5:30 – 8:30 pm**

Discussion of Proposed Park: Greenstone will have a community meeting in the fall to discuss the park and future comprehensive plan.

Jim came and reopened discussion of proposed park. He did a comprehensive community overview, including the school site, sports facility and discussion of the new entrance to River Crossing "Holl Blvd." Homeowners suggested contacting Spokane Regional Sports Commission (Eric Sawyer 509-742-9371) in regards to wants and suggestions for the proposed sports facility area. Jim agreed to call him.

Jim discussed changes to the River Crossing development plan. One included the new product that will include recessed garages so front porch is more prominent. This has a better street scape and aesthetic feel. New section will be a mix of 30% alley product w/attached garages and hardy plank siding and bolder colors; & 70% traditional front entry homes. Homeowners were excited about plan and look forward to pricing. Jim explained the reason for delayed pricing and said it would be forthcoming soon.

The other change will be to include Townhomes, 2 story – 3 hooked together for a total of approximately 45 units. Again homeowners were positive about presentation.

Homeowner requests:

1. Move mailbox at Aladdin and Nora. Homeowners discussed frustration with mail carrier not delivering mail when vehicle is parked too close to the mail receptacle. After discussion, all agreed this was more of a postal employee issue than and Association issue.
2. Trudi will contact landscapers about doing a better job at Aladdin and Nora swale. Homeowners agreed all landscaping was much better than last year though.
3. Homeowners requested river access trail for the existing community within 1-2 years. Jim thought this was feasible and could be built in the next 2007 phase. He will pursue and further discussion will be at the fall meeting.
4. Request for maps for future comprehensive site map on the web site. Trudi will facilitate. Maps are now available on the website at: www.riverdistricthoa.com
5. Construction workers going too fast in neighborhood. Trudi will talk to superintendent regarding.

Trudi spoke with River Crossing superintendent – he will meet with sub contractors and stress importance of driving responsibly with in the subdivision at ALL times. Notify Trudi if they are still driving too fast.

Meeting adjourned: 9:15pm