



**River Crossing Homeowners Association
Sahale Townhomes, Sub Association
Annual Meeting Minutes
6/11/08**

Location

Best Western Peppertree; 1816 N Pepper Ln; Liberty Lake, WA 99019

Called Meeting to Order @ 6:34 pm

Present

Jim Frank
Drew Benado
Carlette Lowell
9 Homeowners

Introductions

Jim Frank – President, Developer (Greenstone)
Drew Benado – Project Manager for River District
Carlette Lowell – Property Management
Homeowners

Budget Review

2007

- Questions: None

2008

- \$35,100 projected revenue
- Snow Removal – Costs for snow removal above average, and running \$1,000 over budget.
- Reserve - Discussed reserve and how large we should let it be. It will be up to the homeowners at a point in time in the future.
- Fertilizing – It was suggested By Tara Barnes we look into "Green" fertilizing and weed control? Also, it has been requested that we notify homeowners when future weed control / fertilizer spraying.
- Separate line items are not separated in bank accounts, but by book keeping entries instead.

Project Updates

Construction/Development everything is completed on site and now maintaining warranty items. Getting everything established right now.

Question: Can a patio be fenced? Yes, for dog, privacy, etc., but an Architectural Control Application must be submitted and approved.

Mission Ave: Greenstone Development is considering a hedge and 3-4 ft high fence along Mission Ave for privacy and noise reduction. They are looking for homeowner input. All attending liked the idea.

The gate going into the trailer park next door is always open. The Development is sensitive to the frustration of kids always skateboarding in the parking area. One possible solution is to lock the gate if the problem continues. Jim is willing to speak to residents of the trailer park. *Asking to keep us informed. Contact Carlette at hoa@rockwoodpm.com

Delivery Issues: Homes that face Mission are having delivery issues with FedEx and other delivery companies. There is confusion because the addresses are on the garages in the back instead of by the front doors. Jim wants to look into the way the units are numbered. There will also be a discussion with the post master.

Adjourned Meeting @ 7:00 pm

Recorded by: Carlette Lowell