



L I B E R T Y L A K E

**River Crossing Homeowners Association
Annual Meeting Minutes
6/11/08**

Location

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

Call Meeting to Order @ 7:12 pm

Present

Jim Frank
Drew Benado
Carlette Lowell
Tom Campbell
9 Home owners

Introductions

Jim Frank – President, Developer (Greenstone)
Drew Benado – Project Manager
Carlette Lowell – Association Manager
Tom Campbell – Site Technician
9 Homeowners

Budget Review

2007

- Questions:
 - ❖ How many homes are in the budget: 197
 - ❖ Sahale is a part of the River District Homeowners Association and they pay an additional assessment for care of their property.
 - ❖ Bitterroot apartments will pay assessments as well.
 - ❖ Assessments primarily go to landscaping, street lighting, Code enforcement and Management of the homeowners association.
 - ❖ The sewer pump station is not owned by the association,
 - ❖ Working to make maintenance easily maintainable.
 - ❖ Snow Removal is by City of Liberty Lake except the alleys as well as Sahale which is maintained by the association.

2008

- Question on projection: The budget is based on projection of sales. Currently the 2008 sales are exceeding 2007 sales.

- Greenstone does not sale to speculators which assists in reduction of foreclosure / rental issues
- The Developer contribution of \$5000 helps supplement budget to help balance out and its share of maintenance
- Management is looking into new Website and hopes to have it implemented by 2009.
- Association is taking on the responsibility of trying to keep pump station landscaped maintained.
- Because of the aquifer we have to have the grassy swales for storm water because the grass and soil help filter the storm water before it reaches the aquifer.

Project Updates

Community Park Planning

- Specific Area Plan – The SAP allows master approval for project and sets out planning parameters for the life time of the project. Greenstone wants to make sure our vision is maintained by City of Liberty Lake over lifetime of the project. If approved the vision becomes part of the plan permanently
- Project map shown to Homeowners is based on a walk able community (see attached)

New Business

- Mayor Wendy Van Orman and Brian Sayers (Mayor Pro-Tem) stopped by meeting to speak with homeowners about Liberty Lake events. She invited everyone to come "over the bridge" to the Ice Cream Social June 21st at Pavilion Park from 6:00 pm – 8:00 pm. She would also like to do a meet & greet with City Council at Half Moon Park.
- Jim Frank explained new piece of art at the roundabout was made possible by grant from the City of Liberty Lake.
- The City is very supportive of infrastructure development. Wendy wants to give all the River District owners the same 99019 mail distinction. It is hoped that with the new Post Office this will be possible. She will try to work with the Post Master on this.
- City Council wants to let everyone (including River District) feel a part of the city of the Liberty Lake and come on the north side of the freeway as well.
- Quarterly street cleaning available

- The 1st and 3rd Tuesdays of the month are the City Council Meetings. It was suggested all homeowners be vocal within River District.
- TIFD (tax increment financing district) and LIFT funding: Homeowners concerned about recreation park and walk-a-bility – Trying to find land for the parks. Wendy Van Orman feels we should have many parks. To this end the city is concentrating on TIFD for land and LIFT for infrastructure. Jim Frank mentioned that Councilman Neil Olander is not advertising the meetings on the recreation park and therefore it doesn't look like an open meeting. Jim Frank would like to see a comprehensive planning process for all the parks be done at the same time instead of focusing on just the regional park, and would like park facilities within walking distance of River District. It was suggested that all homeowners with River District be vocal about what is going on.
- Mayor Wendy Van Orman and Brian Sayers (Mayor Pro-Tem) left the meeting after this discussion.

Homeowners would like to see quarterly meetings for neighborhood, create committees: Jim Frank asked if there was anyone interested in community planning committee. Jayson Hunnel volunteered to organize it.

Half Moon Park

- Movie – A bugs life on August 15th
- Concert in the Park – August 6th @ 6pm
- Community Picnic – August 23rd @ 12 pm

Adjourned Meeting @ 8:53 pm