

## **WEST TERRACE HOA MEETING NOVEMBER 16, 2016**

Meeting was called to order by Art Sturdevant at 6:05PM with the following board members present; Art Sturdevant, Elroy McDermott, Jerry Jantz, Patti Dean, Sheila Payne, and Kurtis Bierlink. Other homeowners present include; Marilyn Sturdevant, Bruce & Kathleen Abbott, Rod & Iris Hill, Jan Johnson, Shawn Kendall, Erv & Carole Korff, Don & Betty Lobdell, Steve & Sandy Maier, Boyd & Glenna Matson, Kevin Payne, Mark Sanger, Gary Spangelo, Justin & Becky Summerlin. Dennis Jackson gave his letter of resignation to the association on 8/25/2016. He no longer wished to be on the board or the architectural committee. Minutes from previous meeting were handed out and read by homeowners. Art Sturdevant made a motion to approve the minutes from the last meeting. Patti Dean seconded and minutes were approved.

**TREASURERS REPORT** - Beginning cash at start of 2016 was \$8500, and we have spent about \$2000 more than we have brought in this year. Since we began the year with \$8500 we will have about \$6000 remaining at the end of the year. Should have roughly \$2000 dollars remaining when we start collecting dues again. Legal fees of roughly \$2500 to resolve confusion between west terrace addition and west terrace third addition were a large portion of monies spent. Art Sturdevant moved to approve the treasurers report and Jerry Jantz seconded. All were in favor. Art introduced the board members to the homeowners and a few new homeowners introduced themselves.

**ARCHITECTURAL COMMITTEE** - Patti Dean announced there is a position open on the committee since Dennis Jackson has resigned. Elroy

McDermott volunteered for the position. Art Sturdevant motioned to approve the position and Patti Dean seconded. All were in favor.

**SUNSHINE COMMITTEE** - Marilyn Sturdevant discussed updating the directory and calling list. They are planning a Christmas party on December 4 at the clubhouse. The party will be a potluck. There will be games, door prizes, music, and please bring a non perishable food item for the food bank. Marilyn introduced all new incoming members of our HOA, those in attendance and those not attending. Marilyn asked the board for \$200 for yearly expenses for the year and \$75 to have a bartender for the Christmas party as well as some gift cards, and a surprise giveaway. Jerry Jantz motioned to approve the \$200 for the Christmas Party and the \$75 for the bartender. Patti Dean seconded. Motion was approved.

Art Sturdevant introduced officer Shawn Kendall to discuss community safety with the homeowners. He discussed pre planning and thinking about the worst case scenario we could experience from an intruder. If someone knocks at your door, gather some information, look out the peep hole. Make it known that someone is home. If home alone, make the illusion of more than one person being home. If someone is harassing at the door, let them know you are calling the police. Crime check is for things that have occurred, 911 for things happening at the moment. Avoid confrontation unless absolutely necessary. Think of ways to get out of the situation so no harm comes to yourself. Audible alarms are better than silent alarms. Audible alarms are a deterrent rather than silent alarms. Make your property less vulnerable. Keep outside lights on at all times, snow plow,

maintain landscape. Crime check phone number is 509-456-2233.

**OLD BUSINESS** Resolution of shortplat sp 1562-12, dated 5/6/2013, has been resolved. Discussed hiring West Plains Marina for snow removal. We pay for snow removal at the mailboxes plus plowing a lane up and around the clubhouse entry. In exchange, the golf course allows us to use the clubhouse for meetings and the Christmas party. Art Sturdevant motioned to pass using West Plains Marina and Sheila Payne seconded. Motion was approved.

**NEW BUSINESS** - LANDSCAPING – two bids for mowing, fertilizing, weeding, edging and trimming of the shrubs. Pro care is \$6,018 and Spokane Trophy & Turf's bid was \$2,897 for the same service. Art Sturdevant motioned to employ Spokane Trophy & Turf for 2016-2017, Sheila Payne seconded. Motioned was approved. Boyd Matson brought up doing something about potholes developing from the construction vehicles coming to and from Kite Dr. Remedies were discussed but will discuss further at a later time. ISLAND PLANTING – Patti dean proposed coming up with a few different plants to use at the ends of each island. Using 2-3 larger shrubs/grasses rather than 16 smaller plants, with fewer holes would cause less damage to the weed barrier that was installed. Art Sturdevant motioned to set aside \$400 for planting on the ends of the islands, Jerry Jantz seconded motion. Motion was approved. Justin and Mark Sanger volunteered to help plant the plants on the islands. ENTRANCE SIGNAGE – Taking suggestions for ideas for the sign from the homeowners. Don Lobdell mentioned the large etched rocks similar to the Big Sky Community. Art Sturdevant discussed a name change of our association to end

confusion of the many different West Terrace additions. The board will research further on what signage is available in our price range. Our homeowners association website is [www.westterrace.org](http://www.westterrace.org). FENCING – Two fences need attending to. One adjacent to Gillingham which is 40 feet. Also fence between the Knox's residence and the Beavers' residence is in disrepair and needs replaced. Board will be looking at different materials for the fencing and putting the information on the website. Meeting was adjourned at 7:54 by Art Sturdevant. Next meeting will be on March 8, 2017.