



## 2019 Annual Meeting Minutes

April 11<sup>th</sup> 2019 at 6:00pm

Spokane Convention Center, Room 303A (334 W. Spokane Falls Blvd.)

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Attending Jim Frank, Board Member  
Joe Frank, Board Member  
Jim Campasino, Board Member  
Terry Moore, Board Member  
Gil Pierce, Association Manager, Rockwood Property Management  
Dori Ramsey, Minute Taker/HOA Inspector, Rockwood Property Management

45 Homes represented in person or by proxy

The meeting was called to order at 6:10 PM.

### Budget Review

A copy of the 2019 Budget with 2018 comparison was provided to meeting attendees and is attached to these minutes. Upon a motion made by Joe Frank and seconded by an attending member, the 2019 Budget was ratified. Assessments will remain the same this year.

### Community Maintenance

- Snow removal is performed upon two inches of accumulation or by request on community sidewalks and Alleys. Homeowners are welcome to contact the City directly to request snow removal from City Streets. The City is responsible to remove snow on all City streets. Certain unsafe conditions may require snow removal more frequently than two inches accumulation. Residents are asked to be vigilant in abating snow hazards adjacent to their property and to report unsafe conditions in common areas to Rockwood Property Management.
- The Association's on-site staff that will be seeding pet damaged common area lawns throughout the community
- Upon request of a member present, Jim will investigate the possibility of adding trash cans west of Nettleton to ease stress on overflowing garbage areas.
- Several chairs were damaged in the park and will not be replaced at this time.
- Homeless encampments should be immediately reported to City hotline 311 and then Rockwood Property Management

### Events

- Events Manager, Heidi Sawyer, presented the 2019 events calendar including 17 new vendors and live music plus a 4th of July community event. A copy of the events schedule is attached to these minutes.
- To help ease parking congestion and frustration, residents are reminded that Night Market hours are 5pm-9pm beginning May 16.

### **Buss Pass Program**

- Approximately 4000 bus rides have been used with the bus passes given out by Greenstone. Most passes are used by Kendall Yards employees. Program evaluation will continue.
- The Lime Scooter and Bike program is returning and Greenstone looks forward to supporting the City in encouraging alternative transportation. In preparation for the return of Lime, the City will create safety regulations including speed limits and a sidewalk riding prohibition. Greenstone staff will pick up scooters and return them to the charging stations. Residents are encouraged to return bikes/scooters and report maintenance issues or misuse to Lime.

### **Parking**

- Parking surveys were completed last June and July and will begin again soon. According to the survey, there is no significant parking issues with in Kendall Yards. Additional parking is possible should the need arise.
- Parking for Hello Sugar employees is on Nettelton between Bridge and Summit.

### **Developer Updates**

- Aside from commercial and apartment buildings being built on Nettelton this year, there will be no other new construction on the west side of the project. All of these buildings are 2 stories and have garage parking associated with each unit.
- Upcoming apartment development will consist of 4 stories with the intention to convert to condos in 5 years.
- A public restroom will be added to the retail area near the park, hours will be based retail hours and community events.
- The 2 parcels near the grocery store are in the design phase for mixed use (retail and residential). The southside Summit has plans to break ground in 2020 with building in 2021. An underground parking garage with 300-400 parking spaces will be a part of this new building in 2020.

### **Board Member Elections**

Three nominees have come forward to serve in three available Director positions. Sarah Leverette and Donn Durgan will each serve a term of two years while Scott McArthur fills the position left vacant by Don Weber resignation with a remaining 1 year term.

With no other business rightfully brought before the membership, the meeting was adjourned at 7:45pm.