

Pelican Point Community Association

Annual Meeting Minutes

APPROVED

June 4, 2018

The PPCA Annual Meeting was held at the shelter in the upper park on June 4, 2018. The meeting was called to order by President, Elton Miller at 7:00 p.m.

Present:

Skyler Hoffer	Cherie Clement	Blake Rollins
JoAnne Eppers	Gary Castle	Ryan Carpenter
Mark & Becky Johnson	Drew Scott	Gerry Meehl
Allan Peterson	Stephen Ashton	Gail Ayers
Lou Larson	Arturo Martinez	Michelle Krogh
Kay Morgan	Elton Miller	Daisy Shirley
Freya Liggett	Jessica Waugh	Liz Crowell
John Bross	Susan Richins	Kris Dexter
Philip Clement	Mike Nordin	
Will Caballero	Pam Nordin	

Proxies:

Dave Donley	Dave Ruffin	Keith & Katherine Uhlinger
Dennis Conley	Don & Doreen McGraw	Brooks & Allison Russel
Ed & Judy Allen	Lynn & Lindy Russell	

Meeting Opened at 7:00 PM

Approval of 2017 Annual Meeting Minutes. A motion to approve the 2017 Annual Meeting minutes was made by Susan Richins, seconded by Mark Johnson, voted on and passed.

Election of 2018 Board

Elton Miller- President
Mark Johnson- Vice President
Ashley Hoffer- Secretary/Treasurer
Freya Liggett- General Member
Will Caballero- General Member
Skyler Hoffer- General Member

JoAnne Eppers, Larry Thomas and Kim Thomas have notified the Board of their resignations. The Association thanks you for your time and volunteer service.

JoAnne Eppers motioned we elect the Board in its entirety, Skyler Hoffer seconded, the motion passed.

Gary Castle nominated Blake Rollins for the Board. Blake will consider it.

Lake Water Irrigation of Upper Park, Update

Mark Johnson has offered to site the irrigation equipment on his property. The design is complete, approved, but not funded. The final completion of the project is beyond the control of PPCA and is in the hands of Jill Goodrich.

Upper Park Port-a-Potty

All neighbors with a direct view of the facilities have been consulted. There will be a vinyl enclosure in a 'G' shape placed north of the Big Toy.

The location close to the Pump House wasn't an option because 1) Jill Goodrich owns the land and 2) the Health Department requires keeping a 100' clear radius of the pump-house to avoid drinking water contaminants.

4th of July Activity

Ashley Hoffer is planning a fun community activity for the 4th of July. Come mingle with the neighborhood!

Walkways

The walkways north of the Park were improved this year. After many years, the protected walkways have finally been defined. The Association has assumed the cost to irrigate the park transition area from Del McKenzie. Special thanks to Del; who has taken it upon himself to irrigate and keep the area open and well maintained, for many years.

Future Upper Park Development

An asphalt walkway path surrounding the park has long been proposed, and the board is ready to start the project. This could also include adult exercise stations along the path.

Michelle Krogh suggested the workout equipment be concentrated by the big toy for adults to watch their children as they each do their own activity.

Kay Morgan questioned if anyone would actual use the exercise equipment.

Ryan Carpenter suggested we pursue only the path first, and then reevaluate the exercise equipment.

Ryan also suggested a splash pad and better shade for the Big Toy; he indicated that he would send some examples of products he has seen.

Covenant Update

We brought up Covenants for discussion, as they seem to be the number 1 subject regarding homeowner communications to the board. The board has recently met with our attorney who answered some of the questions we had and what that means for our community members. The community's first housing development, with covenants, started in the mid 1950's; the protections and language have not changed appreciably since that time, and some developments do not even have covenants. The attorney indicates that trying to alter existing covenants is not likely; our dollars are best spent ensuring that the Association has some control over future developments.

Water

After our water rationing last summer, and to protect our community's water supply, we recently asked our attorney to contact the State Department of Health in Spokane. Our intent is to find out if the PPWA is in compliance with their water license.

Through potential limitation of the water system we may also have the ability to have some control of new development plus force the Water Company to complete the lake irrigation for the upper park.

Bylaw Review

Freya Liggett suggested we amend the Bylaws to allow for an accountant in addition to a 3 resident audit committee.

Daisy Shirley pointed out that this accountant that did the audit would need to be someone other than our regular accountant to avoid any impropriety.

Freya also suggested we do away with the 'grievance committee' as we are not observing this standard. In its place we could institute a 'community committee' which would work on positive neighborhood engagement and activities.

A resident complained about the landscaping on 9425 Albert Way, which restricts motorists vision as they enter the intersection with Scenic. The covenants specify that shrubbery height is limited to 3 feet that close to the road.

Skyler Hoffer made a motion to add Community Committee. Blake Rollins second the motion. All agreed.

Community Sign

Elton brought up the poor condition of the community sign on Goodrich. He recently spoke to Pat Goodrich, the signs owner, who indicated she had immediate plans to get the sign repainted. Blake Rollins brought up redoing the sign, having everyone pitch in \$10, meaning the community at large, not the Association, would be responsible for funding the sign. Blake was going to get a concept and send it to Elton. A community member indicated that they wanted a new sign before a walking path; but we reiterated that the Board's plans for starting the walking path were already approved and underway.

Updates from last year

New garbage cans added in upper and lower parks.

Added port-a-potty to lower park.

Volleyball net in place at the upper park.

Lower park bench and ramps were put in place.

Upper park signs were put in place.

Discussion of walkways in upper park.

2017 Finance Report

Elton made a motion was made to approve the 2018 budget; Mark Johnson seconded and the motion passed.

Community Security

The board reported that JoAnne had done some research and had determined that hiring a security company or installing security cameras were both too costly for practical use. The security expert that JoAnne contacted suggested that residents can take more control of their own security by locking their doors, calling 911 to report suspicious activity, and looking out for each other.

Speed radar signs are too expensive - Can we add more speed limit signs, stop signs or request more Sheriff patrols? No action by the association was requested or discussed.

Mark motioned that we adjourn and Freya seconded. The motioned carried.

Meeting adjourned at 815 PM.