

RIVER RUN HOMEOWNER'S ASSOCIATION

September 11, 2018

AGENDA

- Welcome and Introductions
- Development Update
- Financial Update
- CC&R and Issues Update
- Election
- Introduction of Board Candidates
 - Floor Nominations
- Question and Answer

ANNUAL MEETING REQUIREMENT

Annual Meetings – ByLaws Section 2.5

“Regular annual meetings of the Members of the Association shall be held not less frequently than once each calendar year at the Property, or such other suitable place convenient to the Members, as may be designated by the Board.”

BOARD MEMBERS

- | | |
|------------------------|----------------|
| ▶ Mark Nonnenmacher | President |
| ▶ Bob Bordonaro | Vice President |
| ▶ Taryn Hutchins | Treasurer |
| ▶ Kay Comstock-Farrell | Secretary |
| ▶ Dan Arch | At Large |
| ▶ Tim Murphy | At Large |

Responsibility – CC&R Article 3.8

Manage Association affairs according to CC&Rs and hold regular and special meetings as prescribed in By-laws

ARCHITECTURAL CONTROL COMMITTEE

- ▶ Dan Arch
- ▶ Ed Murphy
- ▶ Tim Murphy
- ▶ Stephanie Klein

Article 7 of CC&R

1. Enforcement
2. Modification requests

CURRENT HOA DEVELOPMENT AND OWNERSHIP UPDATE

- ▶ 171 Lots in River Run
 - ▶ 171 with Individual Owners and Occupied
- ▶ 37 Lots in Cottages at River Run
 - ▶ 37 Lots with Individual Owners and Occupied
- ▶ Additional development not part of the HOA
 - ▶ 130 apartments (20 buildings)
 - ▶ 16 four-plex units (4 buildings)

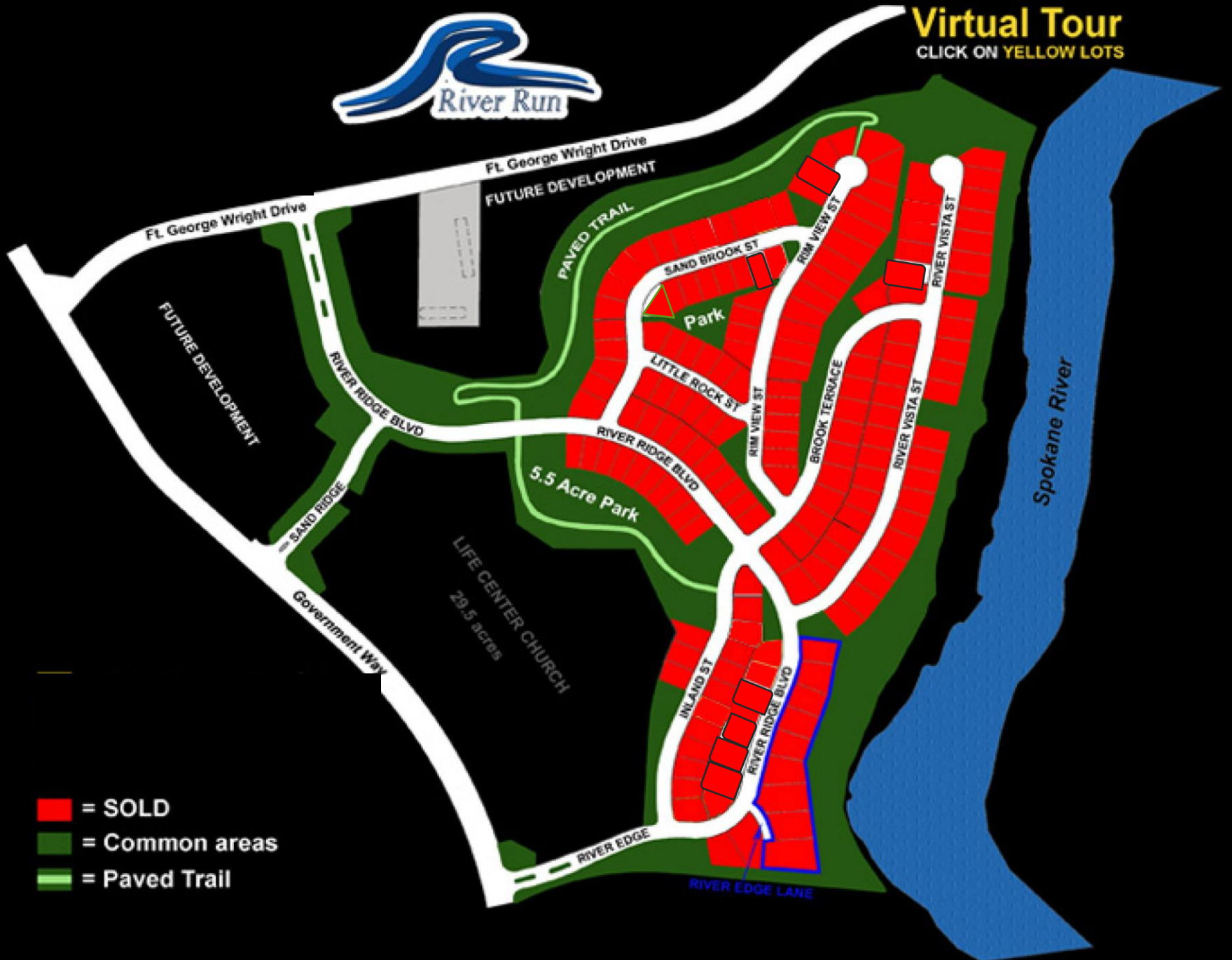
ADDITIONAL FACTS

- ▶ HOA Owns 32 Acres Common Areas
 - ▶ Water & Mow 9 Acres
 - ▶ Parks Total 5.5 Acres
- ▶ 13 Homes Transferred Ownership
 - ▶ 6.25% Turnover Rate
- ▶ Excellent dues payment
 - ▶ Annual dues of \$525
 - ▶ Only one chronic delinquency
 - ▶ Legal process set in 2018 to file Liens



Virtual Tour

CLICK ON YELLOW LOTS



- = SOLD
- = Common areas
- = Paved Trail

2018 BUDGET SUMMARY

	2017	2018	2018
	<u>Actual</u>	<u>Budget</u>	<u>YTD-Aug 31</u>
Income	101,631	101,430	103,068
Expenses	<u>87,425</u>	<u>99,620</u>	<u>62,672</u>
Gain <Loss>	14,206	1,810	40,396
Beginning Reserve	5,205	19,411	19,411
Gain<Loss>	<u>14,206</u>	<u>1,810</u>	<u>40,396</u>
Ending Reserve	19,411	21,221	59,807

2018 BUDGET SUMMARY

	<u>Budget</u>	<u>% of Total</u>
Mowing/Landscaping	36,500	37%
Irrigation	25,000	25%
Utilities	7,420	7%
Management Fee	8,800	9%
Maintenance	10,000	10%
Insurance	3,200	3%
Miscellaneous	<u>8,700</u>	<u>9%</u>
Total	99,620	100%

HOA GOVERNING DOCUMENTS

▶ By-Laws – HOA Governance

- Board Structure, Titles & Powers
- Meeting – Voting - Quorum Requirements

▶ Covenants–Conditions–Restrictions CCRs

- “Imposed upon the Property mutually beneficial restrictions”
- Property purchased subject to CC&Rs

➤ CCRs (as Amended) & By Laws on Web Site

- Please review these documents

COMMON CC&R DISCUSSIONS

- ▶ **Streets are City of Spokane Property**
 - Subject to City Code requirements
 - And supplemented by CC&Rs
- ▶ **Common areas are property of HOA**
 - Subject to CC&Rs
 - Commonly (but not always) the same as City Code
- ▶ **Board does not police**
 - Compliance is expected & common courtesy

COMMON CC&R VIOLATIONS

▶ Long-term Parking – RVs

- Limited to 48 hours – Active Loading & Unloading

▶ Pet Leash Requirements

- Streets – City of Spokane leash laws apply
- HOA Common Areas – Voice Control

➤ Basketball hoops on street – City Policy

➤ Obtain Architectural Committee Approval

POLITICAL SIGNS

- ▶ By-laws prohibit signs of any kind (Section 6.8)
- ▶ However – Overruled by WA State Law
 - Revised Code of Washington (RCW) 64.38.034
 - “The governing documents may not prohibit the outdoor display of political yard signs by owner or resident on the owner’s or resident’s property before any primary or general election.”
 - “The governing documents may include reasonable rules and regulations regarding the placement and manner of display of political yard signs.”
- ▶ Board agreed with following State Law

ELECTION PROCESS

- ▶ Nominating Process
 - ▶ Board May Appoint Nominating Committee – 60 Days Prior
 - ▶ No nominating committee appointed – limited interest
 - ▶ Floor nominations at General Meeting
 - ▶ Election at Annual Meeting – Must be present or assign a proxy
- ▶ Quorum – 20% of Class A Shares
 - ▶ One “A” Share per Lot/Residence
 - ▶ 171 River Run – 171 Sold to Individuals
 - ▶ 37 Cottages at River Run – 37 Sold to Individuals
 - ▶ **208 Total Lots * 20% = 42 Lots/Residences Quorum**
- ▶ Two Elected Board Members Seated 11-1-2018

River Run HOA - Official Ballot

September 11, 2018

1) Candidates (Vote for two separate candidates)

Tim Murphy (Incumbent)

Carl Sohn

Hugh Imhof

Floor Nomination

Floor Nomination

One Ballot Per Residence

RIVER RUN HOMEOWNER'S ASSOCIATION

September 26, 2017

Q&A