

Tuesday July 23rd

SageCrest Board Meeting

329 N Kellogg St

Kennewick, WA

6:10pm Call it Order:

6:11 Roll Call Ben Murphy(Manager and Proxy for Matt Smith), Randy Slovarp. Jessica Palmer and Jerry Bergquist, new volunteers to fill Board Vacancies.

6:14 Motion made by Randy Slovarp and seconded by Ben Murphy to appoint Jessica and Jerry to the vacant positions on the Board until the next annual meeting where they will be elected.

Annual meeting agenda and mailing packet discussed including requests for additional nominees and ballot.

Meeting date of September 17<sup>th</sup>, 18<sup>th</sup> , or 19<sup>th</sup> agreed upon by all members subject to availability of PUD Auditorium or other location close by.

Update given by Ben Murphy regarding progress of Developer in getting last Tract recorded into salable lots, and common areas completed at entrance of Nelson and Ridgeline. Matt is finalizing negotiations with KSD and City of Kennewick and neighboring property to install a storm retention area to serve all of these properties. Once that is completed, hopefully in the fall of 2019, the last areas can be installed along Ridgeline in 2020.

6:30 New Business. Discussion on common area fence repairs and staining had. Many of the worst fence boards along Ridgeline have recently been replaced and the fence is ready to be stained. Ben has a bid from one contractor totally \$3034 for the length of Ridgeline dr. common fence. Randy suggested getting bids for a replacement block fence in this area for future budgeting and planning. Block would last much longer and not require the regular maintenance and staining the wood fence requires. Ben will get bids

Traffic circle is being renovated with new basalt rock and grasses for a cleaner look. Wildflowers in this area have overgrown and need removed.

Discussion had about property line of common area entering Lincoln. It is hard to tell from lines drawn on county website. Board agreed that the HOA should maintain the small rock beds for the time being as it may or may not be the HOAs, and keeping it looking more weed free is in the benefit of the HOA.

Several Willow trees along Ridgeline are causing damage to the sidewalk. They are growing too large for where they are planted. Ben will research cost to remove the uplifted concrete slab, cut the root that pushed it up and replace that slab. Will also get bids to remove the willows over time.

6:45 Discussion on Dues billing being sent out earlier giving more time before due date after the Homeowners receive them. Ben stated that the dues are not charged late fees until they are 15 days

late after the due date of July 15<sup>th</sup>, so there is more time to pay, but that they typically get the invoices out more quickly and will do so moving forward.