

## SCHOA Board Meeting – July 14<sup>th</sup>, 2025

Board Members present: Denae, Tom and Rachel  
Members present: Linda Lillard, Ralph Porter, Ric Newgard, Matthew Wear, Garrett Griffith, Tami Zevenbergen, Brooke Cray, Desiree Lothyan, Romi Moretti, Anthony Rudolph, James Duvall, Alvaro Veloso and Skyler Woodfield.

The meeting took place at Blue Park/John C Norman Park. Our local Ice Cream truck handed out Ice Cream before the meeting compliments of the board. Members were welcomed and asked to sign in. Denae called the meeting to order at: 7:10 pm.

### **Old Business**

a. Mailbox Replacement: One mailbox was replaced on July 7, 2024, due to vandalism (it was the victim of a firework attack). For 2025, we will be replacing the top 4 mailboxes most in need of attention.

b. Update on removal of invasive ivy and holly in the green belt: Monarch (our new landscaping company) recently trimmed back trail growth along the walking trails and did a really good job. Armer tree care is in the process of removing encroaching/invasive ivy and holly trees. If any of you are walking the trails and see that more work is needed, please let us know. A watering truck will be coming to water the new plants along the median at the north end of Sno Cascade Drive. We might be planting some new heather in the fall to add a pop of color in early spring. The landscaping committee is also getting bids for new mulch for both medians.

c. Motorcycle prevention on trails: We continue to receive complaints regarding e-bikes and motorcycles on the trails. There are some missing posts and the trails are easily accessible by e-bikes. Since we have 7 entrances to the trails, our current approach is “see something, say something”, meaning if you see individuals using prohibited items, please kindly say something to them. We also encourage you to talk to your family members about prohibited use of motorcycles and e-bikes on our trails. We recognize that some of the traffic on the trails may not be from our neighborhood, so maybe we can work with neighboring HOAs to get the word out that the trails are not for motorized bikes. The possibility of a chain-link S-fence entrance was suggested making it harder for motorcycles or e-bikes to access the trails. We are also considering purchasing more signs.

d. Waterfall repair update: We are working hard to get 3 quotes from: Monarch Landscaping, Blackfish Aquarium, and Cascade Water Gardens. We hope to get the waterfall falling again very soon!

e. Common Fence repair, cleaning, and staining update. Our gardeners have been working with Nice View Fence to clear the foliage along the fence line so the fence contractors can begin work soon. Dates TBD for members along fence line who requested staining of the inside of fences. Linda expressed concern about the paperwork/invoices associated with the work. We will be sure to obtain all proper documentation. Tami also suggested the new CC&Rs clearly state fence ownership for common fences.

f. 2024 Audit is underway. The previous board completed audits for 2023 and 2022. We will continue to work backward to audit 2021 and prior after 2024's audit is completed.

g. Repair of Footbridges on Trails: 1 board on each footbridge is broken. We are working on getting quotes on cost of repair. Please be careful in the meantime. Please do report any new damage if you see it.

### **New Business**

a. Board's consideration of hiring a management company: Presentations from three to four different companies are planned for our September meeting. Linda asked if this was budgeted for in our 2025 budget. Hiring a management company is not in the budget for 2025. We will make a pros and cons list and weigh this big decision together. We may need to look at raising the dues in the future. The last reserve study was done in 2020. We need an updated one (should be once every 3 years). Linda also requested we begin each meeting with a financial summary. This is usually done, but for this more casual outdoor meeting, we did not.

b. Potential removal of sprinkler meters. We currently pay a total of \$317/month to maintain 9 water meters. 1 of those is for the waterfall that we will obviously keep. The other 8 are for sprinkler systems that no longer work, and haven't worked for many years. Our options are: A) fix the sprinklers (\$120k+ project), B) keep paying to maintain the meters in perpetuity, or C) cap the meters off for \$6k per meter (\$48k). There was some discussion around drought tolerant plants but ultimately, we did not come to a decision. This may be a project for a subcommittee later on down the line to gather more information and to come up with more options to consider.

c. Vendors: Tami and Anthony asked what vendors we currently use in The Falls. The vendors we currently use are:

Landscaping: Monarch Landscaping

Bookkeeping: Eckhardt Bookkeeping

CPA: JH Vandahl

Law Firm: Burleigh Law

**Please do not contact these vendors directly, please direct any questions to the board instead.**

d. Posting of previous years minutes: All the minutes we received from the previous board have been posted to the SCHOA website for all members to view.

Meeting adjourned at 8:05pm. THANK YOU for coming and eating ice cream with us. 😊