

Minutes
Pine Rock Ridge HOA meeting
January 12, 2015 @ Diane's home, 7:00 pm

Diane Bailly, Kevin Barlow, and Kelly Fisher present

Income statement, balance sheet, bank reconciliation

All were reviewed, no issues noted.

Accounts receivable aging

Accounts receivable were reviewed. Parrish - paid as of today. Tarbart - intent to sell in progress. Rohr is the only receivable still uncollected.

Issues/grievances/complaints with HAS

None to review.

Architectural committee

Nothing to report this month.

Budget

2014 budget vs actual was \$2626.70 under budget.

Construction updates

Two empty lots remain on McDonald Rd.

Other business

Pump station - Gober's ended service contract effective December 31, 2014. Diane contacted R.C. WORST Co. and negotiated a comparable service contract, which went into effect January 1.

It was discovered that since the HOA has an underground sewer line, we are required by state law to subscribe to the One Number (One Call) locator service. As a result the HOA must pay a \$50 per year membership fee. We have asked our management company to put this line item in the budget each year.

Tree planting - Kevin has reached out to the Boy Scouts but doesn't have a definitive answer. We will put this off until spring at least.

Mike Otis reported a prowler in the neighborhood on January 6. An email was circulated and Kevin posted this on the HOA Facebook page.

Next meeting: Wednesday March 18, 7:00 pm at Diane's house.

Hi All

Hi All Per Diane's e mail below and while in time things may change, at this time it would appear the sewer lines in question are not in the Spokane County sewer system. As such I need to make a few comments about how the Dig law works per Underground Facility Owners responsibilities. RCW19.122.027 (4)(5) requires all facilities to belong to the CBYD service in their area. Failure to do so can be constituted as willful intent.

The law does not address the facility owner turning the maintenance responsibilities over to another party such as the HOA maintenance company. That is between the HOA and the maintenance company.

“ And if something would happen concerning the CBYD industry and its law, the HOA will be the responsible party, not the maintenance company.”

So the HOA will bear all responsibility to see that it becomes a member and that its sewer lines are located.

I have a packet of papers to be filled in and forwarded to the call center. **They need to be done jointly by your HOA and the maintenance company**, so all parties are aware of what's in the packet.

But once again if the HOA would drop this maintenance company, the HOA is still the responsible party. **So I need an address and to speed this up, probably a fax number to send this paper work.**

Mr. Stiltz's year 2004 attachment addresses some other of the HOA PUD responsibilities outside the CBYD industry other than the fact this is part of the “operation” mentioned in the attachment. When I spoke with Lance he was not certain they could locate the lines. I mentioned there are contract locate companies working in this area that might be able to help.

take care kb

Kathy Royker

**PINE ROCK RIDGE, SECOND ADDITION PUD
SUPPLEMENTAL WORDING for
COVENANTS, CONDITIONS, and RESTRICTIONS**

Prepared by Mark Stiltz
December 21, 2004

Spokane County's Division of Utilities will own and maintain the eight-inch gravity sewer lines within the development. However, the Property Owners Association will be responsible for the operation and maintenance of the private sewage pump station and the private force main serving the properties within the Pine Rock Ridge development.

A competent person, holding a WWCPA certification as a Wastewater Collection Specialist 1 or a WSDOE certification as a Group 1 Wastewater Treatment Plant Operator, will be retained under contract with the Property Owners Association to provide routine maintenance on the pump station and force main, and to respond to emergency situations relative to those facilities.

Routine maintenance of the facilities shall include visits to the site every two weeks to verify proper operation of the pumping and control systems, and scheduled maintenance of system components in accordance with the manufacturer's recommendations. Response to emergency situations shall be accommodated through the installation of an automated telephone dialer integrated with the pump station control system to alert the contracted operator in the event of a system malfunction. Name and contact information for the contracted operator shall be provided to Spokane County Division of Utilities, as well as any updates to that information.

When a public gravity sewer system becomes available in 40th. Avenue adjacent to the plat boundary, the Property Owners Association will be required to abandon the pump station and make the necessary modifications to divert the flow of sewage from the pump station to said public sewer. It is the responsibility of the Property Owners Association to properly remove the pump station components and clean the site in compliance with Washington State law.

(Note: This information is to be included on the face of the plat as well, or the document containing this information should be clearly referenced on the face of the plat).