

Lyle Ridge HOA Board 2017 1st Quarter Update

Lyle Ridge HOA Members,

I hope this update finds everyone well as we close out 2016 and move forward into 2017. The board has been successfully taking items off our “to-do” list and have out-lined those accomplishments below. However, I would like to take a minute to thank each and every one of you for your help and patience with our recent effort to close the gate to our community. Many of you provided great questions via Facebook that headed off potential problems and made this transition much smoother for all of us in the community. There is one person that without his help there is no way that we could have pulled this off so quickly or inexpensively and want every member to know that Wayne Abbott’s efforts were instrumental in completing this task. Wayne not only maintains the electronic data base for the gate system but he also performs periodic preventative and corrective maintenance to our gate system which literally has saved the members more than a \$1,000 per year. There have been other members in our community that have volunteered their time to fix or correct discrepancies to make our community better for all and want to say thank you very much and hope this high level of commitment to our community continues!

As a reminder, HOA Dues are **PAST DUE!** If you are past due, please contact Elaine Mandato at emandato@msn.com . Thank you!

In addition to handling the administrative duties the Board positions require, we would like to remain engaged with all of you to ensure we are working on the things that are most important to all of us. Our efforts to accomplish this will be through a quarterly board update that we will post on our website. This update will include action items from the previous meeting/s and any other items that the board has taken on itself to accomplish. If there are ever any specific questions to any of these items that we are working on or any that we are not, please feel free to e-mail or phone me at robertcoughlin87@yahoo.com , or my cell 360-630-0488. The following items are provided as an update to our efforts:

Agricultural Committee: The second amendment to our CC&Rs is complete, hung on our website, will also include in an e-mail with this update to all of our members and finally post on Facebook. I apologize in advance if it seems like I am blasting you with information but I believe the greatest challenge we have as a board is effective communication. If there is ever a time when you would like to stop some form of communication, please don’t hesitate to contact me. Additionally, if we have any good ideas on how to make the communication more effective please send those to me as well.

There are two characteristics of this amendment that I want to give you my perspective. First, you will notice the duties and responsibilities for the agricultural committee are very vague and this was done intentionally. I will talk with the committee members to give them my vision on

the purpose of this committee, but I will let them interpret that vision and then let them run with the program. There are many ways to think about this committee and as many ways to execute the duties but my vision for them is one that is positive for all members that will focus on always working towards making our community better. Second, there is verbiage in this amendment that discusses fines which is sort of counter to my previous statement but trust me the intent of that verbiage is only provided as a motivator to help bring issues to quicker resolution. There have been issues already in our short time as a board, where this verbiage would have helped tremendously in bringing resolution to issues brought to the board by the members. So please do not read into this part of the amendment, there is no intent to give you a \$25 ticket for not mowing your lawn or some other similar infraction. Lastly, the beauty of our system is like any other freely elected governing body, we as members can re-elect and make amendments so if this direction ever goes in a direction all of us as members are not happy with, we can change it. Thanks in advance for your understanding and I welcome questions or discussions concerning anything the board is doing or does...my door is always open.

Gate Closure Policy: Done. If there are any future issues please don't hesitate to phone or e-mail me.

Long Term Financial Plan: The board completed our long term financial plan and as of now our budget is balanced with our current HOA dues. The biggest financial responsibility for our community is the repair/maintenance of our road and as of now we have the funds to fix our current problems and preserve our road for the future. During the next annual meeting I will take the time to discuss our financials and show everyone what we have budgeted. I think sending out a copy to everyone will raise questions that will be difficult to answer unless we have a quorum. You can expect an e-mail with the financials prior to the next meeting to give you time to review and develop questions.

Lyle Ridge Circle Road Repair: I have received a bid to fix and maintain our road, but working with the company to develop a long term contract. Once we get that figured out we will update everyone with the specifics but here is what everyone can expect this spring. Road repair/patching, crack sealing and surface sealing will all be done this spring/early summer. I am working with the company to develop a plan that will minimize impact to residents. Once we have that plan, I will shoot that out to everyone before having a community meeting so you have an opportunity to ask questions or make recommendations.

Snow/Ice Removal Plan: We have had a couple of visits from our Snow/Ice contractors (Pioneer) and although the accumulation didn't arrive as forecasted, I am very happy with the execution. Before the snow, they spread an ice melting compound (not salt and car friendly) and then the morning of the snow they plowed our roads. From my perspective everything seemed to work very smoothly but as always, if you have any questions/recommendations please feel free to get those to me.

Thank you very much for your time and for any feedback that you might want to forward. The next update will be posted early April of 2017.

Very respectfully,

Rob Coughlin, HOA President

Michelle Gaddie, HOA Vice President

Elaine Mandato, HOA Secretary