



**Fox Ridge HOA**

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**Annual HOA Board Meeting Minutes / June 14, 2025**

A meeting of the Fox Ridge HOA Board was called to order at 4:02pm on 14 June 2025. Board members present: Dana Dvorak (President) ; Mitch Hardin (Vice President) was unable to attend the meeting due to his son's college graduation / there is currently 1 vacant position on the board which needs to be filled. There were 25 homeowners present at the meeting (20 homes represented). A quorum was not established. Introductions were made. The following agenda items were discussed:

- Dana briefed homeowners on the 2024 Financial Status, 2025 YTD Financial Status, delinquency/VF Law update, and the Reserve Fund/Savings account status.
- Dana provided the homeowners with a briefing on the pending common area sprinkler system upgrade project. (CSI Landscaping quote) More information to come.
- Dana discussed the recent CC&R compliance drive throughs (Approximately 95 first notices and 75 second notices), and most common issues identified.
  - The requirement of fencing around pools, for safety. **CORRECTION: It was briefed during the meeting that the required height of a fence enclosing an above or below ground swimming pool needed to be 6 foot in height. In accordance with the City of Medical Lake municipal code 17.16.040, the required height is "at least 48 inches high with a locking entry gate".**
  - A homeowner asked about changing the rules regarding the parking of boats "in your driveway" when using them weekly, to alleviate the need to park/store it outside the community. Another homeowner suggested the board contact local storage companies seeking a discounted rate if multiple homeowners are seeking to store their boats/trailers with their company. This issue will be examined further, with the goal of sending out a ballot to homeowners asking to amend the current policy or provide other alternatives.
  - A homeowner asked about who is responsible for the maintenance/repair of the sidewalks throughout the neighborhood. Dana relayed that the individual homeowners are responsible for the maintenance/repair of the sidewalks bordering the individual properties, and the HOA is responsible for the common area sidewalk along Graham Rd.
- Dana also addressed the issue of CC&R amendments (i.e. process, quorum, number of homeowners needed to vote for the proposed change, etc.). Also addressed was the request from multiple homeowners regarding the current policy on having chickens on their property.
- Homeowners questioned the board regarding the proposed entry monument project, the process the board took to seek approval, project information/cost, voting results (**22 Yes / 52 No / 74 Total votes submitted**). Mr. Carl Munson tried to provide answers to the questions received and an explanation of the potential benefits of the project. Ultimately, the Variance application was not approved by the hearings officer, and the majority of homeowner's who

submitted their ballots voted No, so the entry monument project will not move forward. Dana attempted to address some of the misinformation that had been provided to homeowners during the campaign to stop the project from moving forward (i.e. sidewalks, vinyl fence replacement, sprinklers, landscaping costs, etc.). There were several side discussions taking place among the homeowners regarding the project. One homeowner made a motion that the board not be allowed to seek further approval for this project at a later date. Since there was not a quorum present at the meeting, the motion was denied, and a vote was not taken. To which there was a comment made by a homeowner, "So are you just going to be President of the HOA forever?"

- Dana informed the group present at the meeting that he will be stepping down from the board, effective at the Fox Ridge HOA 2026 Annual Meeting. He explained that he is seeking homeowners to volunteer to assume positions on the board by January 2026. He offered his time to provide all necessary training and materials to the new board members to prepare them to take over all roles/responsibilities. He also relayed that if there are no volunteers by January 2026, his intention would be to hire a property management company to assume management duties. Homeowners from 1012 Tara Lee Ave., 1029 Wilcox St., and 832 Fox Ridge Rd. approached Dana after the meeting adjourned expressing interest in volunteering for a board position. More info to follow.
- Dana requested homeowners complete an E-mail Contact Authorization letter if they agreed to receive correspondence from the HOA Board via email.

The meeting was adjourned at 5:24pm. Next meeting date TBD. Thank you for your attendance!

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Dana Dvorak

President, Fox Ridge HOA