

Minutes from the Annual Meeting of the Carriagegate Homeowners Association August 1, 2019

Thank you to all who came out and participated in our Neighborhood HOA Annual meeting at the park. It was the best attended meeting we've had to date and if the weather wouldn't have downsized us with a sudden downpour we would have had more. My apologies for the delay in getting this letter out to everyone. There were questions brought up about some nearby re-zoning issues that I wanted to get answers to.

So in case you missed it or were unable to stay the entire time, below are the main points and issues brought up in our meeting.

Finances:

- From the P&L Statement for the year from July 1, 2018 through June 30, 2019: Revenues from dues and transfer fee were \$44,200. Expenses were \$41,800. So we had a small increase in assets of \$2,400. However, we continue to have a significant Accounts Receivable balance that makes it so we actually had less cash in the bank at the end of the year. But the A/R balance is going down, which is good.
- From the Balance Sheet dated June 30, 2019: We had \$16,500 in the bank account; \$10,200 in Accounts Receivable; and \$18,900 in Fixed Assets (primarily playground equipment). So Total Assets of \$45,600. We have \$0 Liabilities, an excellent thing.
- NO Change to HOA Dues for Jul-19 through Jun-20.

Concerns or complaints brought up by members:

1. Speeding - a problem especially on steeplechase and Nottingham - HOA Board will petition the city to add 25MPH Speed Limit signs at both entrances to the neighborhood.
2. Trees obstructing sidewalks - as the neighborhood ages and the trees grow bigger, many are now hanging low and obstructing the sidewalks. City code states that trees must be trimmed 8' above sidewalks and 13' above the street. Please trim your trees up. The HOA understand that many of our young trees may not be able to be trimmed this high but an effort to keep them trimmed up should be made. Please follow this link for more information from the city [Idaho Falls Tree-Trimming-Brochure](#)
3. Dogs Barking running loose - please be considerate of others in the neighborhood and quiet your dogs if they are barking at night and please don't let your dogs roam the neighborhood unattended.
4. Rezoning of land west of canal - This was news to Comfort Construction as well as the HOA Board. After some additional research the HOA Board would like to report what we have found out. The field west of the canal and north of about where Carriagegate Lane is, has been zoned as industrial and manufacturing since 1973 and then clarified in 2013. The rezoning that took place recently was a 200 foot buffer area being changed to Light Industrial or Business with requirements to plant trees and landscape between businesses and our neighborhood. While it would be nice if the entire field west of our neighborhood would be rezoned to agriculture or residential only, the rezoning that did take place is a net positive. The attached image is the zoning map and the purple area is now that 200' buffer zone that was rezoned from industrial and manufacturing to Business.

If you are contributing to any of these issues or guilty of violating please make the appropriate changes and help us make Carriagegate the best neighborhood in all Idaho falls.

HOA's Vision for the Near Future.

We discussed the HOA's plans and ideas for the drainage basin. Last year Comfort Construction generously installed sprinklers and seeded the area with grass before turning the area over to the HOA for further improvement and maintenance.

We concluded at the meeting that the priorities for future improvements (that the HOA Board will spend resources on) are:

- Trees and additional landscaping.
- A walking path loop.
- A pavilion with pick-nick benches.
- More benches and pick-nick benches in general.

Ideas for a sports court like a volley ball or tennis court were shelved for the time being.

It was discussed that many of us in the neighborhood would gladly donate our time to help with the improvements. This will greatly enhance the HOA's ability to beautify the park area and save on labor costs for the improvements.

Let's plan on the morning of September 28th this fall to have a neighborhood tree planting Saturday. We will get the word out again a week or so before the date.

Remember, we now have our own website - www.carriagegate.org. These minutes will be posted there, along with events and other announcements.

In addition, we now have a general email address to contact the HOA at. It is cgatehoa@gmail.com.

We also still need as many email addresses as possible to help keep postage and handling costs down, so if you know of someone in the neighborhood who may not have given us their email address, let them know they can do that either on the website, or by emailing to cgatehoa@gmail.com.

Lastly, we can now take payments for fees and dues via VENMO if you happen to use it. Our VENMO username is @Carriagegate-HOA. It's a great way to transfer money with no charges.

Thank you everyone for making Carriagegate a great neighborhood

Sincerely,

Your HOA Board