

1. **Meeting called to order** at 10:05 am. In attendance: Ray Drexler, Janet Polk, Connie Larson, Dave Palmer; Heather Barajas, HOA Administration. Absent: Russell Goetz
2. **Open Forum:** None
3. **Executive Session:** None
4. **Previous meeting minutes-**
 - Ray made a motion to approve the minutes, Janet seconded, motion carried unanimously.
5. **Financial reports** – 154 owners of record. Annual invoices will include a note to send email address. September vendor invoices were reviewed. Insurance-no increase this year. Avista rates were increased Sept 1st. Delinquencies were discussed. Certified notices will be sent to each owner requesting payment and notifying of a possible lien to be filed February 2024 for any outstanding balance. ICCU Savings account-expected a higher interest rate, Ray will contact the bank to inquire. Ray motioned to accept the financial reports, Janet seconded, motion carried unanimously.
6. **Old Business**
 - a. Turf areas and sprinkler repairs- Doing good on the repairs. 360 heads were replaced. Problem with water feature on Wyoming and maple, Ray fixed it. Water is currently off, probably won't turn it back on to perform blow out. Hard to Scape will be blowing out the sprinklers in the next couple of weeks, will also blow out the 2" mainline as well. Fountains will be turned off at the same time. Discussion of the Scopes of work that Ray updated.
 - b. Board Responsibilities and Tasks- Discussion about Architectural Control Committee responsibilities. Books about Board member responsibilities. Will discuss items that come up at Board meetings. The Board wants to research and work on updated the CC&Rs and Bylaws. The sidewalks along Cattle Dr will not be maintained by the association.
 - c. Owners Tree – City will issue a citation on the 20th of October if tree is not taken care of.
 - d. Owner's trailers blocking sidewalk-Citations were written by the police dept and trailers have been moved.
7. **New Business**
 - a. Snow Removal Bids-Last year we used Elements. There were issues with equipment but the Board had an issue with the lateness in the day that the crews came out. Ray recommends using Hard to Scape for the snow removal season. Connie motion to accept Hard to Scape, Dave second the motion, motion carried unanimously.
 - b. New Emails- None
 - c. New compliance Issues- None
 - d. New Architectural Review Requests- None
8. **Set next meeting-** November 14th at 11:00pm
9. Meeting adjourned at 11:42 am

Respectfully submitted by Heather Barajas