

8/31/2023

Minutes for moving forward or not with water permit.

**In attendance:**

McCarty  
Carper  
Satterthwaite  
Tiffany  
Barnett  
Folden  
Rohl  
Heasley  
Pembroke  
Perron  
Compton  
Sikma  
Quinlivan  
Fautt  
Heaton  
Holmes

**Not in attendance (proxied)**

Duryee - proxy to Satterthwaite  
Webb - proxy to Tiffany  
Graham - proxy to Heasley  
Hayhurst - proxy to Satterthwaite  
Helsel - proxy to Satterthwaite

Erik H. called the meeting to order.

Sarah H. handed out financial docs. Perron and Satterthwaite passed out estimates prior to the meeting starting.

Erik turned the meeting over to Scott to discuss the water project. Scott described the water project. Associated docs are attached.

Q&A with Scott and residence:

Scott - pump will increase property values

Mike- Won't increase my property values

Compton - Putting pump in regardless and will pay for it. We get 6 months of water and this will add an additional 3 months of water. I will pay for everything except the electrical and maintenance. The HOA will have to pay for that.  
(Compton's requirement if the pump goes in)

Mike - the pump will be hooked up to our existing pump/

Scott - yes

Mike to Compton - What did they say at the meeting?

Perron - doesn't affect individual water rights

Kevin - We will lose our water rights

Perron, Satterthwaite, Compton - individuals will not lose their water rights

Open discussion between members about water rights, etc.

Dan to Scott - this bid is from 2022.

Scott - I spoke with him the other day and he is still going to honor that price

Sarah H. Called the meeting to a vote to move forward, postpone, or stop the permit process.

HOA agreed unanimously to postpone until there is something in writing from the water board answering all questions and addressing all concerns:

What happens to individual water rights? - In writing from Water Board

Diversion point? - Explanation

Usage? - Explanation

HOA all on board? - Need to proceed?

All questions and concerns regarding supplemental water will be emailed to (scott.satterthwaite9131@gmail.com) Scott Satterthwaite. He will present all questions from members in an email to the entire HOA prior to Compton, Fautt, and Heasley going to the water board to get them answered in writing.

END - 6:58 pm

## Supplemental Water Pump Project

1. With this project there is No loss of water rights to residents on the River.
2. This will give us the ability to supplement are system in case of water supply loss. Also could extend are season of watering if needed.
3. when supplemental pump is up and running our system will continue to run normal. So no need for babysitting personal pumps any longer.
4. This will add electrical costs to our normal bill but only when in use and if any maintenance is required this will also add a cost.





Phone: (208) 453-9155 Fax: (208) 453-9158

SUB PUMP/MOTOR

[illegible]





Phone: (208) 453-9155 Fax: (208) 453-9158

FLOATER PUMP

11.18.22

[illegible]



# RIVERFRONT ESTATES - Balance Sheet

Starting Balance \$24,982.57 \$26,242.51 \$154,335.01 \$139,493.09 \$126,953.57

Cash on hand 2019 2020 2021 2022 2023(to date)

## Current assets:

Yearly Dues	\$10,350.00	\$9,900.00	\$10,350.00	\$10,350.00	\$10,350.00	to date
Transfer Fees	\$600.00	\$200.00	\$400.00	\$600.00	\$200.00	to date
Sale of Lot(s)	\$0.00	\$125,933.73	\$0.00	\$0.00	\$0.00	to date
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	to date
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	to date
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	to date

Other Total Income \$10,950.00 \$136,033.73 \$10,750.00 \$10,950.00 \$10,550.00 to date

## Expenses

### Current expenses:

	2019	2020	2021	2022	Current Year	
Electricity	-\$2,460.33	-\$3,052.98	-\$3,448.69	-\$3,488.24	-\$2,575.84	to date
Insurance	-\$728.00	-\$728.00	-\$718.00	-\$718.00	-\$664.00	to date
Landscape Maintenance	-\$800.00	-\$1,000.00	-\$1,376.20	-\$1,870.00	-\$3,652.00	to date
Office Supplies	-\$56.99	\$0.00	-\$160.03	\$0.00	-\$587.28	to date
Wildier Irrigation	-\$200.68	\$0.00	-\$49.68	-\$67.96	-\$71.13	to date
Pump Repair/Maintenance	-\$789.50	\$0.00	-\$1,858.67	-\$125.00	-\$285.07	to date
Stop Signs / Street Name Sign	\$0.00	-\$254.46	-\$265.37	\$0.00	\$0.00	to date
Weed Control Chemicals - Common Area's	-\$515.00	-\$862.79	-\$635.89	-\$339.17	\$0.00	to date
Asphalt Roads/Seal	\$0.00	\$0.00	-\$17,000.00	\$0.00	\$0.00	to date

Idaho State Corp. filing	-\$10.00	-\$10.00	-\$10.00	-\$10.00	-\$10.00	to date
Community signs & advertising	\$0.00	\$0.00	-\$43.39	\$0.00	\$0.00	to date
Bank - Check Order	\$0.00	\$0.00	\$0.00	-\$29.20	-\$75.69	to date
Common Lot Clean up	\$0.00	-\$150.00	\$0.00	-\$1,475.99	\$0.00	to date
Snow Removal	\$0.00	\$0.00	\$0.00	-\$150.00	\$0.00	to date
Landscape Batteries	\$0.00	\$0.00	\$0.00	-\$35.96	\$0.00	to date
Common Area Landscape Makeover - Revised	\$0.00	\$0.00	\$0.00	-\$15,090.00	\$0.00	to date
Postage	-\$91.56	-\$22.00	\$0.00	\$0.00	\$0.00	to date

SOS Filing	-\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	to date
Lot Maintenance (ditch, weeds, rock)	\$0.00	\$0.00	\$0.00	\$0.00	-\$7,423.74	to date
Common Lot Split	-\$3,832.00	\$0.00	\$0.00	\$0.00	\$0.00	to date
Water Master Gratitude Gift Card	\$0.00	-\$250.00	\$0.00	\$0.00	\$0.00	to date
US PO Box	-\$76.00	-\$76.00	-\$76.00	-\$90.00	-\$98.00	to date
Website	\$0.00	\$0.00	\$0.00	\$0.00	-\$294.04	to date
Meeting Hall (bowling alley)	\$0.00	\$0.00	\$0.00	\$0.00	-\$50.38	to date
Total expenses	-\$9,690.06	-\$7,941.23	-\$25,641.92	-\$23,489.52	-\$15,787.17	to date

Total Expenses -\$9,690.06 -\$7,941.23 -\$25,641.92 -\$23,489.52 -\$15,787.17 to date

Ending Balance	\$26,242.51	\$154,335.01	\$139,443.09	\$126,953.57	\$121,716.40	
First Interstate High Yield CD's					\$100,000.00	
First Interstate Checking Account					\$21,716.40	
Total Riverfront Estates Funds					\$121,716.40	

Profit/Loss \$1,259.94 \$128,092.50 -\$14,891.92 -\$12,539.52 -\$5,237.17 to date

<u>Year</u>	<u>Projected Income:</u>	<u>Projected Expenses:</u>	<u>Expense Type:</u>	<u>Projected Deficancy:</u>
2023	\$10,550.00	-\$17,000.00	Annual	-\$6,450.00
2024	\$10,500.00	-\$25,000.00	Annual + Road	-\$14,500.00
2025	\$10,500.00	-\$12,000.00	Annual	-\$1,500.00
2026	\$10,500.00	-\$19,000.00	Annual + Pump	-\$8,500.00
2027	\$10,500.00	-\$28,000.00	Annual + Road	-\$17,500.00
2028	\$10,500.00	-\$13,000.00	Annual	-\$2,500.00
2029	\$10,500.00	-\$21,000.00	Annual + Pump	-\$10,500.00
2030	\$10,500.00	-\$30,000.00	Annual + Road	-\$19,500.00
				-\$80,950.00



CLASSIC BUSINESS CHECKING-XXXXXXXXXX3415

Account Summary		Date		Description		Amount	
02/01/2023	Beginning Balance	1 Credit(s) This Period	\$1,800.00	02/28/2023	Ending Balance	\$26,661.29	
		5 Debit(s) This Period	\$100,113.45				

Account Activity		Post Date		Description		Debits		Credits		Balance	
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02/01/2023	Beginning Balance									\$124,974.74	
02/06/2023	XX6259 DEBIT CARD 02/04 05:06 DNH* GODADPY.COM					\$30.16				\$124,944.58	
02/08/2023	Electronic Payme IDAPOWER IDAPWR014733485					\$32.91				\$124,911.67	
02/13/2023	THE BOWLING ALLE HOMEDALE ID 88400179 050929					\$50.38				\$124,861.29	
02/15/2023	DEPOSIT							\$1,800.00		\$126,661.29	
02/15/2023	CHECK							\$50,000.00		\$76,661.29	
02/27/2023	CHECK							\$50,000.00		\$26,661.29	
02/28/2023	Ending Balance									\$26,661.29	

Checks Cleared		Check Nbr		Date		Amount	
		0	02/15/2023			\$50,000.00	
						* Indicates skipped check number	
		0	02/27/2023			\$50,000.00	

Daily Balances		Date		Amount	
		02/06/2023		\$124,944.58	
		02/15/2023		\$124,911.67	
		02/13/2023		\$124,861.29	
		02/27/2023		\$26,661.29	

Overdraft and Returned Item Fees		Total for this period		Total year-to-date		Previous year-to-date	
	Total Overdraft Fees		\$0.00		\$0.00		\$0.00
	Total Returned Item Fees		\$0.00		\$0.00		\$0.00

# INVOICE

**Kertes Landscape LLC**

. vision . Value . Integrity .

5015 E Uslick Rd sp 76  
Caldwell Idaho 83605  
208-369-6121

BILL TO: River Front Estates

Mariana Court  
Wilder Idaho

INVOICE # 2190

DATE: April 11, 2023

Project or Service Description

DESCRIPTION	AMOUNT
pump area gravel work 50% deposit	\$ 3,511.87

SUBTOTAL	\$ 3,511.87
SALES TAX	\$ -
DEPOSIT	
TOTAL DUE	\$ 3,511.87

**THANK YOU FOR YOUR BUSINESS!**  
Make Checks payable to Kertes Landscape LLC.  
If you have any questions concerning this invoice, Contact  
BENNY, 208-369-6121

Paid  
4/11/23  
check  
358  
Paid and half  
4/19/23  
359



# INVOICE

**Kertes Landscape LLC**

. vision . Value . Integrity .

5015 E Usick Rd sp 76  
Caldwell Idaho 83605  
208-369-6121

DATE: April 5, 2023  
INVOICE # 2156  
BILL TO: River Front Estates  
Mamata Court  
Wildier Idaho

Project or Service Description

DESCRIPTION	AMOUNT
ditch clean out	\$ 400.00

SUBTOTAL

\$ 400.00

SALES TAX

\$ -

DEPOSIT

\$ -

TOTAL DUE

\$ 400.00

**THANK YOU FOR YOUR BUSINESS!**

Make Checks payable to Kertes Landscape LLC.  
If you have any questions concerning this invoice, contact  
BENNY, 208-369-6121

PAID  
4/5/23  
check  
257