

2023 Meeting Minutes

September 25, 2023, Hunters Glen HOA Meeting

Start: 5:10pm at Post Falls Library. Adjourned: 6:30pm.

Attendees: Sydney Zuniga, Jamie Young, Elsie Patrick, Tom Carli, Ron Deady

Old Business:

a. Assistance with spotting issues in the neighborhood

i. Trailers, Campers, Boats, etc.

1. Per complaints received and having sent numerous notices, the Board reported the Canvasback jet ski trailer to the police

2. Jamie/Sydney to discuss with the owner: will the covered car on Wigeon be moving to the driveway or garage?

3. CCRs not checked, but the Board thinks it is fine to leave functioning vehicles parked on gravel side areas

ii. Welcome Reminders to Send:

1. Klaus' renter in Mossberg Circle

2. New renters: first house on the right on Ithaca

iii. For the private portion of Weatherby, consider painting "no parking" on the areas, with the eventual repaving project, meant for vehicle turnaround and snow removal

b. Any follow-up that is needed from the annual meeting? See New Business discussion.

New Business:

a. Request to purchase three more announcement signs so each mailbox has a sign in the future

i. Price: \$22 per sign; approximately \$75 total. Jamie motioned, Tom seconded; Sydney/Elsie approved. Jamie to purchase and be reimbursed.

b. Landscaping estimate for entry sign in 2024: the Board has not yet reached a decision

i. Bulldog: \$950 to replace the plastic edging with staked metal edging; move around plants for future growth spacing; remove dying plants

1. Currently handling neighborhood greenspace landscaping

2. Will also begin taking care of the weeds and overgrown bushes on the pathway access to Woodland

3. Elsie will also followup with Dave (on Mossberg Circle) to trim trees along neighborhood pathways, as he has time to volunteer

ii. Preferred Landscaping: \$4,730 for complete renovation of sign landscaping. Details can be obtained from Sydney Zuniga by emailing huntersglenhoa@hotmail.com

c. Estimate for Private Drive resurfacing: the Board has not yet reached a decision

i. Hunters Glen HOA is responsible for landscaping and asphalt maintenance of the Kiwanis Park (SW corner of Ithaca) and Woodland (NE corner of Weatherby) access pathways

ii. Elsie to ask contractors their quotes for only filling cracks, not repaving all pathways and private portion of Weatherby

iii. NW Parking Lot Surfaces: \$16,235

1. See also Item 2f. Elsie will clarify whether the quote includes adding 4 folding posts at the Kiwanis Park and Woodland access pathways

iv. Another quote is still due to Elsie

d. 673 S. Widgeon Street – Tutoring Services

i. Complaint bought up in the past by the same neighbor and response by the previous Board has responded with the following statements allowing it. (previous email handed to Board)

1. Jamie and Sydney to reach out to Paul and Karen, the neighbors with the dispute.

2. Ask Karen to have her students' parents park in her driveway during dropoff/pickup

e. Any other business? See Items f, g, h.

f. Neighborhood fire escape option via Woodland access path

i. The fire marshal thinks the existing posts will need replaced

g. Elsie will be reaching out regarding these clarifications with the attorney

i. Can the Board expand the color palette, or would this require 75% members of the HOA to approve?

ii. Confirm the Board can increase dues annually by up to 10%

iii. Understand the logistics for special assessment project funding, including County filing

iv. Does the Board have any recourse for noncompliance with CCRs and Architectural Guidelines? (for example: trailers and trash cans visible out front and poor yard condition)

h. Elsie to compile a list of renters

NEXT MEETING: November 20, 2023, at 5pm at the Post Falls Library Meeting Room 2

August 26, 2023, Hunters Glen HOA Annual Board Meeting Minutes

Private Drive – Weatherby

In attendance: Sydney Zuniga, Elsie Patrick, Tom Carli, Ron Deady, Jamie Young, Stephanie McDaniel

Absent: Norm Sturgill

Meeting called to order at 10:00 a.m.

Introductions:

President: Sydney Zuniga (completed 1 year)

Vice President: Jamie Young

Treasurer: Elsie Patrick (completed 1 year)

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Secretary: Stephanie McDaniel

Member at Large (voting): Tom Carli (completed one year)

Members at Large (non-voting): Norm Sturgill (completed one year) and Ron Deady

President Sydney Zuniga:

1. Welcome statement.
2. Reminder that the board is all volunteers.
3. Reminder that some board positions will be open next year; please consider serving.
4. No longer renting the Kiwanis Park Pavillion for \$200/meeting.
5. There was a question regarding title transfer fees when a homeowner leaves the HOA.
6. The landscaping company is reliable and easy to work with to date. Trimming trees in the common areas was not part of the contract and will be revisited in the future.
7. There will be snow removal on the private road during winter.
8. HOA fees- WE have the lowest in the areas. They will need to be raised 10% for the coming year. The new amount is \$219.62.
9. Landscaping in general: Brown spots, different weeds, and grass issues for everyone this year.

Reminders:

1. Trash cans need to be taken up and stored properly within 12 hours of trash pick-up.
 2. RVs, PWCs, Watercraft (boats/jet skis), trailers, etc. ,must be moved within 48 hours of parking on the street or driveway, to behind a fence or in a garage (Reference Hunters Glen HOA CCRs Section 10.03)
 3. Hard copies of the CCRs were mentioned as being available.
 4. No speeding. 25 mph limit.
 5. There was a question about a blinking Post Falls P.D. speed monitor. It costs money.
 6. Fireworks: Only legal ones are allowed. Contact the Post Falls P.D. if otherwise.
- Treasurer Elsie Patrick reviewed the P&L statement and took several questions.

General Questions:

1. Are political signs allowed in people's front yards? They are allowed during campaign season.

CHAPTER 32 - HOMEOWNER'S ASSOCIATION ACT

4. 55-3209. POLITICAL SIGNS. (1) Except as otherwise provided in this section, no homeowner's association may add, amend, or enforce any covenant, condition, or restriction in such a way that prohibits or has the effect of prohibiting the display of a political sign.
 - a. <https://legislature.idaho.gov/statutesrules/idstat/title55/t55ch32/sect55-3209/>
5. Flags at houses must not contain foul or offensive language.
6. The walkway at the north end. Fire department access. Elsie P. to follow-up.

Next meeting is Monday, Sept. 25, 2023, at 5:00 at the Post Falls Library, Meeting Room 1.

June 6, 2023, Hunters Glen HOA Board Meeting Minutes

Post Falls Public Library, 821 N. Spokane St, Post Falls, ID.

In attendance: Sydney Zuniga, Elsie Patrick, Tom Carli, Ron Deady

Absent: Norm Sturgill

Guest: Jamie Young

Meeting called to order at 6:00

Open position on the HOA Board – Vice President, Norm Pietti stepped down due to moving.

Suggested party - Jamie Young – Motion granted to vote Jamie in as VP as of June 6, 2023

Old Business:

- 1) HOA dues: 1 homeowner with outstanding fees; CPA and Treasurer are addressing the issue.
- 2) Snow removal next winter:
 - a) Put contract in place with same company as last year, look into plowing sidewalk as well.
- 3) Holiday Light& Trash Can from previous notices:
 - i) Received feedback from one house regarding both issues - President would like to talk to in-person with one house who received letter that did not want to take lights down. – President and VP will address
 - ii) One other house still has lights up. – Another notice will be sent

New Business:

- 4) Private Road cracks
 - a) Fix cracks in asphalt.
 - b) Need to see if the board is responsible for sidewalk in that area as well.
- 5) Neighborhood clean-up going issues: Create a postcard reminder to send to each house.
 - a) Trash can
 - b) Trees/bushes that over-hang onto the sidewalk
 - c) Front yard clean-up
 - d) Fence repair
 - e) Basketball hoops on the street

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f) Boat, unused vehicle, golf cart, camper, RV or trailer parked on the street or on the front of the property for more than 48 hours.

6) How to send out letters going forward?

a) By email, mail, place in front door. Will discuss further at subsequent meeting.

7) Approvals/FYI's that have already taken place:

a) 4747 E Mossberg Circle - Verification a back deck didn't need approval.

b) 4446 E. Canvasback Ave. – Hardscaping in backyard, wanted the HOA to be aware

8) Approvals needed:

a) None at this time!

9) Any other business

a) Complaints of speeding in the neighborhood on a dirt bike, this was brought to our attention. Rider was informed.

10) Notices sent/to be sent:

a) 4361 E Weatherby Ave - RV/Camper parked for more than 24 hours on street.

b) 732 S Widgeon St. – front yard

c) 4682 E Weatherby Ave – RV/Camper and Vehicle parked for more than 24 hours on street.

11) Complaints of crab grass in the common areas – the landscapers are doing their best.

12) Reminder: Please try and welcome newcomers to the neighborhood! We've had a few in that last couple of months.

13) Annual HOA general meeting

a) Where? Center of Mossberg Circle, ask neighbors and Post Falls PD if we can close off for approx. 2 hrs.

b) When? Aug. 26 10am – 12 pm

14) Any other business?

a) Request from the HOA Secretary to resign from position and become an At-Large non-voting position on the Board – Secretary position OPEN again.

Meeting was adjourned at 7:22 pm.

Next meeting is August 26, 2023 – Annual HOA General Meeting

Agenda for April 4 HOA Board Meeting Minutes

Hunters Glen HOA Board Meeting Minutes

Post Falls Public Library, 821 N. Spokane St, Post Falls, ID.

In attendance: Sydney Zuniga, Elsie Patrick, Tom Carli, Norm Piette

Absent: Norm Sturgill

Guests: Ron Deady

Meeting called to order at 4:00 p.m.

1) Old Business

a) Open position on the HOA Board

i) Interest parties that have contacted the Board –

(a) Ron Deady - Motion granted to vote Ron in as Secretary as of 4/4/2023.

ii) New contract has been established for landscaping - Bulldog Lawn and Landscape

- When do they start? Started the same week as the meeting.

2) New Business:

a) HOA dues - any still outstanding? 2 dues are still outstanding.

b) Sidewalks – Prior to next winter need to send reminders to homeowners that sidewalks in front of their house is their responsibility to clear

c) Snow removal next winter – Put contract in place by mid-fall, consider using the same company

d) Newcomers to the neighborhood – HOA board needs to start greeting new homeowners in Hunters Glen.

e) Holiday Lights:

i) Notices sent out to 8 houses on March 8; looks like only two have taken them down. Will be sending out a second notice before the end of this week.

ii) Received feedback from one house asking if they could keep them up year-round.

f) Trash can:

i) Notices were sent out to 4 houses, looks like 3 of them have complied with this request.

g) Spring Clean-up – Signs will be posted around the neighborhood to let everyone know about the cleanup and remind them about the Post Falls pickup on 4/29

i) Trees over-hang onto the sidewalk

ii) Fence repair

h) Approvals that have already taken place:

i) 4157, 4191 and 4215 E. Weatherby neighboring fence (Ron Deady) – 6' vinyl khaki fence

i) Homeowner letting us know of possible changes to their house:

i) 4747 E Mossberg Circle (Steve & Kathy Robinson) – Possibly adding solar panels to their roof – Idaho state law attached to discuss if needed.

ii) 4747 E Mossberg Circle (Steve & Kathy Robinson) – Placing a deck in the backyard with a pergola.

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· Informed the homeowner that the deck would not be an issue, but we would like to review the pergola to verify that it's not an issue with the neighbors.

j) Any other business?

Landscaping the sign – see if current lawn service will bid

Wasp nest is gone

Complaint regarding dirt bikes being ridden around the neighborhood

Meeting was adjourned at 5:00 pm.

Next meeting is June 6, 2023 @ 6:00pm

Wednesday, February 1, 2023

Hunters Glen HOA Board Meeting Minutes

Post Falls Public Library, 821 N. Spokane St, Post Falls, ID.

In attendance: Sydney Zuniga, Elsie Patrick, Holly Mallette, Norm Sturgill, Norm Piette

Absent: Tom Carli

Guests: Dale and Pat Orth

Meeting called to order at 6:30 p.m.

Old Business:

1. Discussion of Landscaping for the common grounds

Elsie informed us that a company is coming on Feb 2nd to give their bid.

We will continue to pursue an acceptable bid for the 2023 year.

2. Discussion took place regarding the necessity of a sign for the private drive. Suggestions were made that the 10 houses that are affected by people parking/driving through there may be able to put up a sign such as Private Dr-No public parking or access

New Business:

1. Holly is leaving Idaho and her position on the board as Secretary will need to be filled

Norm and Sydney will reach out to a few people for possible replacement.

Sydney will place in the News section of our website the need for a volunteer for this position.

The current board members will continue to absorb the secretarial duties until a replacement has been found.

2. We also will need a volunteer to store the 2 totes of Holiday Lights and this will also be added to the News section.

3. Cracks in Private Drive pavement

Elsie will look up who was contracted last year to see if there was a warranty on their work.

4. Roofing approval for 4485 E Canvasback Ave. -Voted and approved.

5. Roofing approval for 4630 E Weatherby - Voted and approved.

6. Roofing, siding, and replacement door/windows at 4879 E Mossberg Cir. - Voted and approved.

7. To date, 99 homeowners have paid their HOA dues. Reminders will be mailed out the end of the second week of February.

8. Board members will be observing if all Holiday lights have been removed and reminders of that will be sent out also. Reminder will also be posted on the website News.

9. We had another discussion about the political signs and confirmed these signs should be taken down immediately following elections.

Meeting was opened for any further comments or questions.

1. It was restated that the snow removal of sidewalks is a city ordinance as is the street parking.

2. There is a big wasp nest on one of the lights of the common ground and Norm Piette will contact the city about its removal.

3. It was stated that a newsletter will go out in the spring to remind everyone about trimming trees and bushes that are encroaching on the sidewalks/streets.

4. There was a lot of damage to fences this winter so we may need to check that they have been repaired/replaced for safety reasons. It was suggested that this be included in the newsletter this spring.

Meeting was adjourned at 7:30 pm.

Next meeting is Wednesday, April 12, 2023 @ 6:30pm