

2024 Meeting Minutes

October 28, 2024 Hunters Glen HOA Board Meeting Minutes

Meeting time: 5:00pm @ Zuniga Residence, Meeting called to order 5:05pm by Sydney

HOA Board Members in attendance: Sydney Zuniga, Jamie Young, Stephanie Childress, Maggie Carli, Tom Carli

Absent: Norm Sturgil, Ron Deady

Previous Business:

- Bollard locks and keys have been installed and placed in the lock box. COMPLETE

- 4484 E Canvasback

- * Homeowners repainted the garage doors an approved trim color as the agreed upon compromise to the unapproved black window rails.

- Winter 2024/2025 Snow Plow Contract by Rain Masters BID APPROVED via email vote. Will plow when snowfall is at least 3".

Pricing is to be the same as the previous year.

New Business:

- New Rate for CPA of \$1500 per year, APPROVED

- Received Hunters Glen Accounting Reports

- * Voted to zero out lines of \$12 or less to reduce time/fees to track down.

- * CPA will add a line to the next HOA bill stating any overpayment will be considered a donation to the HOA.

- 4674 E Mossberg Circle, New Roof

- * Board to request the shingle Manufacturer and Color before approval.

- 647 S. Widgeon St., Report of unapproved structure visible from the street.

- * Notice of Violation will be sent to Property Management and current residents.

- 4759 Mossberg Circle, Trailer with a flat tire left in the driveway exceeding 48 hours.

- * 1st Notice of Violation was mailed 10/19/24

- * Send 2nd Notice of Violation

- 4604 E Mossberg Circle, single Pine Tree Removal Request

- * Replied to the homeowner asking for a replacement plan (ie. grass, tree, ect.) and reminder to grind or remove stump after the tree is removed.

- 760 Ithaca St, Truck with tarp cover in driveway exceeding 48 hours

- * Notice of Violation will be sent to the homeowner.

- 673 S Widgeon St, Tree on Swale cut down and the stump was left in place.

- * Notice to be sent stating the stump must be ground down or removed as well as asking about a replacement plan (ie. grass, tree, ect).

Other Business:

- Talk of organizing an annual neighborhood garage sale

- * Planning for the 3rd Saturday of May beginning 2025. Details to follow.

- Winter Letter to go out to all addresses with reminders of Winter issues.

- Welcome letter to be sent to new Homeowners when notified of a home sale.

Meeting Adjourned

September 2, 2024

Hunters Glen Supplemental HOA Board Meeting Minutes

Meeting time 5pm, at the Zuniga residence

HOA Board Members in attendance: Sydney Zuniga, Jamie Young, Elsie Patrick, Tom Carli

Absent: Norm Stugill, Ron Deady, Stephanie Mcdaniel

Guests in attendance: Stephanie Childress, Tim Patrick, Maggie Carli

New Business:

Voted in new Board Members who volunteered at the 8/21/24 Annual HOA meeting.

Secretary: Maggie Carli

Treasurer: Stephanie Childress

At-Large Voting Member: Tim Patrick

Tom Carli stepped down to non-voting Member At-Large.

Sydney will pass Secretary supplies to Maggie (supplies were left on Sydney's porch by outgoing Secretary Stephanie Mcdaniel earlier in the day).

Elsie will pass Treasurer supplies to Stephanie Childress and will help through the transition till the end of year.

Other Business:

Tom Carli will get locks and keys for the new ballers and contact Fire Department for a meet up to put new keys to the locks in the lockbox used by Emergency Responders.

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4484 E Canvasback. Discussion of paint color violation.

Black is not an approved color and black garage doors were an issue in 2019 with a fine being paid.

Black window rails on new windows were not approved during the approval process of new addition.

Board suggested an alternative to changing all the new window rails would be to repaint the garage doors one of the previously approved colors listed;

Windows/Trim/Accent color French Gray SW0077

Body color Modern Gray SW7632

Board members will talk to owners regarding repainting of garage doors

Discussion of Expanding the Color Palette Amendment necessary.

The first step would be to contact the lawyer to begin the process. It would need a HOA community vote and is quite a process.

Lawyer fees are expensive. Board will wait to contact until there is more than one issue to take to the lawyer.

As a reminder, paper trails of letters and email notices need to be on file and all exterior house painting needs the approval of the HOA.

Barking dog complaint

Board determined it is a city ordinance and it is a homeowner's responsibility to report complaints to the city.

Snow removal on Private road

Elsie will call John about snow removal bid and confining his dog while on property.

Board decided to change from 2 inch snow layer to 4 inch snow layer before plowing to coincide with city snow plow levels.

Jamie will be a point of contact for John on lawn care and snow removal as well.

Next HOA Board Meeting set for October 28, 2024 at 5:00pm

Meeting adjourned at 6:00 pm.

Hunters Glen HOA Annual Meeting Minutes – August 22, 2024

Introductions:

President: Sydney Zuniga (completed 2 years)

Vice President: Jamie Young (completed 1 year)

Treasurer: Elsie Patrick (completed 2 years) OPEN POSITION

Secretary: Stephanie McDaniel (completed 1 year) OPEN POSITION

Member at large (voting): Tom Carli (completed 2 years) POSSIBLE OPEN POSITION

Member at large (non-voting): Norm Sturgill (completed 2 year)

Member at large (non-voting): Ron Deady (completed 1 year)

Asphalt re-seal of private drive/walkway and trail bollard replacement

S. Zuniga mentioned the company had returned and completed by addressing a few issues.

Remind neighbors of repeated issues throughout HOA

Trash cans.

Lawn care, Tree compliance and Swales.

Vehicles, trailers, RV's – 48 hr. max. (Neighborhood and city ordinance)

This includes visitors parking these in front of your house.

Neighborly conduct. J. Young reminded people to be neighborly and kind.

No customer-based home businesses.

Obey speed limit, 25 mph

Dogs must be on a leash when in your front yard or walking them in the neighborhood

Do not leave your dogs unattended in your front yard

S. McDaniel: Kootenai County recently passed an ordinance regarding barking dogs. Kootenai County updates barking dog ordinance | Coeur d'Alene Press (cdapress.com)

Post Falls High School Cross Country meet is at Kiwanis this Saturday, Aug. 24, 2024

Approval prior to improvements/changes to the front facing portion of your house – The board does have the right to say no, may ask for alternatives

Color palette

Roof

Changes to the landscape

HOA fees

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Dues will be raised 10% in 2025, new fees will be \$241.57

Possibility for them to go up to \$500-\$600 if the board positions are not filled and an outside company is hired.

Fall/winter reminders.

Hunters Glen is priority 4 for Post Falls for residential areas when it comes to plowing snow, please be patient

Park your vehicles in your driveway; snowplows and snow removal services can properly remove snow from the road and private drive.

Snow removal in the winter,

Reminder sidewalk in front of your property is your responsibility

Private Dr and the common walking paths, company has already been hired for snow removal

If you cannot plow, ask for assistance.

All meetings are opening the Homeowners, held every other month at the Post Falls Library once open again, currently they are being held at private residence – information on when can be found on the website; <https://huntersglenonline.net/>

General questions:

Gayle complained about the condition of the grass in the common areas. The grass looks great. She was countered by a few of the homeowners.

Someone asked about the sprinklers shooting onto houses in the walkway towards the Pinevilla neighborhood. S. Zuniga will check with the landscapers.

Safety: One woman mentioned that a little kid almost got hit by a car. Should she see that again, call s the Post Falls police department.

Landscaping company – Please ask them not to park the truck and trailer at the “S” section across from Kiwanis Park. Driving safety issue.

Board Positions: Maggie Carli volunteered to fill he Secretary position; Stephanie Childress volunteered to fill the Treasurer position.

July 8th, 2024 Hunters Glen HOA Board Meeting Minutes

Metting started @ 5:30 pm, at the Young Residence

HOA Board Members in attendance: Sydney Zuniga, Jamie Young, Stephanie McDaniel, Tom Carli

Old Business:

1. Estimate for Private Drive resurfacing: Various estimates were provided to the meeting attendees. They were quite expensive.

Further discussions required.

· Update: New estimate was reviewed. - Vote to move forward.

· Vote was held. NW Parking Lot Services' bid was approved.

· Jamie Young to call them and schedule the repairs.

· Sydney will advise homeowners on the private drive.

New Business:

1. Illegal fireworks. From “Lynn”.

· Emailed regarding complaint that this is not an HOA issue.

· This is a city issue.

2. PENDING: Mr. Valliant has a question via email regarding the HOA dues invoice. Elsie to provide update. Prior years' shortage is the issue. Elsie to advise.

3. New Homeowners. Stephanie M. to send a Welcome letter.

· 4580 Weatherby – closes 7.31

4. PENDING: Email from Daniel Fisk regarding approval for solar panels. (Need to dig up email). Stephanie M. could not locate email. I checked again and there was no follow-up from Mr. Fisk.

5. RESOLVED: Ms. Chase @673 Widgeon stated that she will be closing her business and will be attending the meeting. This issue is resolved from the HOA's perspective. They need to solve it themselves at this point.

Other Business:

1. Neighborhood Garage Sale: Date postponed, should this still be done this year?

· Advertising via sandwich boards, etc.

· 3rd Saturday of June and annually thereafter.

2. Elsie Patrick will be stepping down as Treasurer. Tom will ask Maggie if she would like to step in. Rules discussion.

· There will be at least one spot open on the board.

3. Mailbox keys. Resolved? Jamie is grabbing the HOA mail.

4. 4759 Mossberg. Stephanie to contact owner re: empty house, lawn maintenance, etc.

5. 755 Ithaca – constant violations regarding the blocking of the sidewalks.

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6. Annual meeting - Reminders

- No customer-based home businesses
- Obey speed limit.
- Visitor guidance
- Cross country meets at Kiwanis on 8.24.2024.
- Fall/winter reminders.
- BBQ hot dogs and hamburgers for 30 people. Sydney will check with Norm regarding use of his property space. Everyone is bringing a dessert. Sydney will print signs.

7. Miscellaneous.

Meeting adjourned: 6:30 p.m.

May 6, 2024th Hunters Glen HOA Board Meeting Minutes

Meeting time: 5:30 p.m. @ Zuniga Residence

HOA Board Members in attendance: Sydney Zuniga, Jamie Young, Stephanie McDaniel, Tom Carli, Norm Sturgill, Elsie Patrick

Guests: Tyler Vranich

Old Business:

1. ON HOLD: Landscaping estimate for entry sign area: This issue was placed on hold until Spring. A comment was made to consider a \$5,000 ceiling (internal).
 - There were also thoughts that a neighborhood committee/volunteers might be a less expensive solution.
 - o Aspen Nursery was mentioned as a business that might provide discounts or reasonable pricing for the plants, etc.
 - o Northland Nursey will provide discounts for this project as well. - Pending
2. Estimate for Private Drive resurfacing: Various estimates were provided to the meeting attendees. They were quite expensive. Further discussions required. This issue is also on hold until Spring.
 - Discuss further options based on discussion with lawyer on 2/29. Elsie to provide update
 - Update: New estimate was reviewed.
3. 673 S. Widgeon Street: Tutoring Services: "Tater Tot Tutoring". RESOLVED
 - Give update regarding discussion with lawyer on 2/29. May update: Ms. Chase stated in a recent email that she would shutter her business. To be discussed. Messrs. Estes and Ottaviana sent an email and letter, respectively, regarding having a lawyer/representative present at this meeting. If the business is indeed shuttered, there is no longer an issue to be discussed.
4. Trashcan violations: 533 Ithaca - RESOLVED, 5020 Mossberg Circle - RESOLVED. and 4650 Mossberg Circle – NOT RESOLVED (Lloyd Lazarus ' house)
5. Send out "Spring Reminders" to all residents/property owners. SENT
 - New residents/property owners need to be sent this? Stephanie M. will combine Spring Reminder and Welcome Letters into one.
6. Hunters Glen/Pinevilla boundary fence: Lawyer still looking into with the County; City did not have any determining information. To be discussed. Elsie P. updated that the fence belongs to the HOA.
 - There were some green slats removed from the fence that need to get put back up. (Pinevilla resident) Jamie Y. and Sydney Z will visit the Pinevilla neighbor.

New Business:

1. RESOLVED: Ms. Chase @673 Widgeon stated that she will be closing her business and will be attending the meeting.
2. RESOLVED: 732 Widgeon - Kathy Barger sent in a complaint regarding common area landscaping. Stephanie M. will send letters to both the tenant and the owners.
3. APPROVED/RESOLVED: 722 Ithaca – Heidi Markland sent in pictures of the roof shingles. Roof replacement is calendared for May16th-17th. Stephanie M. and Jamie Y. have approved. Also, Tom C., Elsie P., and Sydney Z.
4. PENDING: Mr. Valliant has a question via email regarding the HOA dues invoice. Elsie to provide update. Prior years' shortage is the issue.
5. PENDING: 4580 Weatherby – new owner. Stepahaie M. to send a Welcome letter.
6. PENDING: Email from Daniel Fisk regarding approval for solar panels. (Need to dig up email)
7. RESOLVED: Bulldog Landscaping complaint from Christie Borem. I responded to her email and let her know the company was doing a good job at a fair price. To be discussed.
8. APPROVED/RESOLVED: 4484 E Canvasback – Addition to house. To be discussed. One day of crane activity. 2 days of concrete truck. 12 weeks of impact. Notify neighbors timely. Agreed.
 - Received approvals from all adjoining properties.
 - Windows Classic French Gray SW0077.
 - Body color Modern Gray SW7632.
 - Trim/Accent color Classic French Gray

Other Business:

1. To date, all but one homeowner have paid their HOA dues. Elsie to provide update.
2. Weatherby fence: Spring project. Pending.

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3. Neighborhood Garage Sale: Good idea, maybe May/June; Post Falls City Annual Garage Sale. Date of June 22nd – Saturday.
Advertising via sandwich boards, etc.

4. Due to a lengthy absence, Elsie P. will pay Kootenai Electric for two months and pay Bulldog upon receipt of invoices.

5. Mailbox keys.

6. Envelopes have been proofed and ordered.

Meeting adjourned: 6:30 p.m.

March 18, 2024 - Hunters Glen HOA Board Meeting Minutes

Meeting called to order at 5:03 p.m. by Sydney Zuniga. Sydney presented some ground rules in hopes for a civil and polite discussion. Any violators will be asked to leave. The Zuniga's offer their house for the meetings and all guests will remain civil in their home.

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

Guests: Bill Estes, Maggie Carli, Karen Chase, Ann (she did not use sign in sheet)

Old Business:

1. Landscaping estimate for entry sign area: This issue was placed on hold until Spring. A comment was made to consider a \$5,000 ceiling (internal).

There were also thoughts that a neighborhood committee/volunteers might be a less expensive solution. Still on the table and the likely option.

Aspen Nursery was mentioned as a business that might provide discounts or reasonable pricing for the plants, etc.

Northland Nursey will provide discounts for this project as well. Additional: Sydney's friend owns Northland Nursery and will offer both assistance and discounts.

Additional: John with Bulldog Landscaping will fertilize as soon as he is convinced the snow season is completely over.

2. Estimate for Private Drive resurfacing: Various estimates were provided to the meeting attendees. They were quite expensive. Further discussions required. This issue is also on hold until Spring.

Discuss further options based on discussion with lawyer on 2/29: Elsie and Sydney provided. (Elsie/Sydney – add additional as desired). Resurfacing for Weatherby, the path and the bollards was roughly \$20,000. Discussion regarding owners of private drive, etc. Perhaps an option is to deal with the cracks only at this point. Kiwanis Park driveway is not the HOA's responsibility. Elsie will go back to the estimate provider regarding the cracks only and eliminating the Kiwanis park entrance. Maybe a vote in the future regarding the private road was a thought. Bollards will be replaced.

3. 673 S. Widgeon Street: Tutoring Services: "Tater Tot Tutoring".

Give update regarding discussion with lawyer on 2/29

The LLC was surrendered as evidenced by the day's mail.

This service is a client-based company which is not allowed in the Hunters Glen HOA.

Allowed are home school co-op and mention of a few others.

A cease-and-desist letter was sent to the tutor and received by same.

Ms. Chase presented a heartfelt explanation of how/why she performs the services rendered. There is no exchange of money other than gifts, donations.

There was an uncomfortable exchange that was immediately stopped by Sydney.

Current enrollment is 5 kids. Three families. Hours are M/W for some kids and T/Th for the others. The hours are strictly 2:30 to 5:30. These are the only hours at this time.

Neighbors were asked to be patient with each other.

Further discussion of malevolent behavior, examples, police responsibility, HOA limited "reach", etc.

Ms. Chase will finish the school year with current students.

Going forward, the homeschooling will follow a homeschool co-op model by definition.

4. 746 Ithaca - Christmas lights and trash cans – 2-year issue

Give update regarding discussion with lawyer on 2/29. Elsie and Jamie will and talk to them to wrap up the issue.

New Business:

1. Christmas Light Removal:

590 Widgeon (done). 4471 Canvasback, 4623 Mossberg Cir., 4744 Mossberg Cir. Stephanie sending letters out this week.

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2. Trashcan violations:

533 Ithaca, 5020 Mossberg Cir. (do not send) and 4650 Mossberg Cir.

3. 4501 E Mossberg Circle – Received letter from resident stating a snow removal notice sent; resident claims to always keep sidewalks cleared. Resolved.

When was this request sent out?

Second notice sent to wrong address.

4. Hunters Glen/Pinevilla boundary fence

Lawyer still looking into with the County; City did not have any determining information. Still pending.

5. Send out “Spring Reminders” to all residents/property owners. Stephanie to draft postcard language to be sent to all homeowners, landlords, and tenants.
6. 755 Ithaca – Large oil stains on driveway and street; review CCRs on regulations. Stephanie to review CC&Rs to see what, if any, violation(s) here.

Other Business:

1. To date, all but 3 homeowners have paid their HOA dues.
 2. Weatherby fence: Spring project. Still pending.
 3. Neighborhood Garage Sale: Good idea, maybe May/June; Post Falls City Annual Garage Sale. Still looking for date of City's garage sale.
 4. 722 Ithaca house closed. Stephanie to send welcome letter.
 5. Going forward: HOA sends three letters per violation then it is forwarded to the lawyer for review.
- Meeting was opened up for any further comments or questions.
1. Clarification regarding holiday lights: Thanksgiving through January 31. Other holiday decoration/lighting may be installed three weeks prior to the holiday and must be removed within two weeks after the holiday

Meeting was adjourned at 6:30 pm

January 16, 2024 - Hunters Glen HOA Board Meeting Minutes

Meeting called to order at 6:00 p.m at The Zuniga Residence

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

Absent: Norm Sturgill, Ron Deady

Guests: Kathy Estes, Bill Estes, Paul Ottaviani, (Did not catch the name of the last resident who attended)

Old Business:

1. Assistance requested with spotting issues in the neighborhood – Trailers, campers, boats, etc.
2. Annual meeting: No outstanding issues to be addressed at this time.
3. Landscaping estimate for entry sign area: This issue was placed on hold until Spring. A comment was made to consider a \$5,000 ceiling (internal).
1. There were also thoughts that a neighborhood committee/volunteers might be a less expensive solution.
2. Aspen Nursery was mentioned as a business that might provide discounts or reasonable pricing for the plants, etc.
4. Estimate for Private Drive resurfacing: Various estimates were provided to the meeting attendees. They were quite expensive. Further discussions required. This issue is also on hold until Spring.

New Business:

1. 577 Ithaca: Truck parked in driveway with a tarp placed over it. S. McDaniel sent a letter to the homeowner. The truck was removed. Resolved.
2. 673 S. Widgeon Street: Tutoring Services: See agenda notes. S. Zuniga conducted some additional research, and it appears that the tasks/services that were approved by a prior HOA board are not the tasks/services currently being provided. The initial request was for a “homeschool co-op”. The business at the residence currently holds an “LLC”, and likely a Post falls City Business License. “Tater Tot Tutoring”. Section 10.02 of the HOA's CC&Rs states that no registered business is allowed in our development. Ms. Estes and Ms. Chase: offensive, traffic patterns, set a precedent for others. 703 S. Widgeon is up for sale due to those previously noted. J. Young and others to propose a solution after discussing with lawyer and likely homeowner.
3. Christmas Light Removal: Maybe volunteers to assist residents with light removal. 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.
4. S. McDaniel: Question regarding putting reminders on the mailboxes regarding sidewalk clearing. No posting on mailboxes.

Other Business:

1. To date, 55 homeowners have paid their HOA dues. Reminders will be mailed out the end of the second week of February.
2. Weatherby fence: Spring project.

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3. Neighborhood Garage Sale: Good idea, maybe May/June; Post Falls City Annual Garage Sale.

Meeting was opened up for any further comments or questions.

1. No additional comments.

Meeting was adjourned at 7:30 pm.