

## Board Members in Attendance:

- Kent Steffens
- Ed Mortimer
- Marja Sandage
- Shannon Hebbleman
- Cecelia Rice

Call to Order: 5:33 pm by Kent Steffens

## Financials:

- Operating Account - \$17,256.57
- Savings Account - \$50,789.69

Quorum not met; homeowners vote to continue meeting without a quorum, majority in favor. Since there was not a quorum, any item must be voted on separately by the Board either in a meeting or online per standard procedure.

## Old Business:

- After meeting with the city and gathering all information regarding the hydrozone program the Board has decided this is not a beneficial program for our HOA at this time. The Board will stay up to date with the program and evaluate it in the future.
- The Board decided against a zoom meeting in the summer due to the lack of participation at the annual meetings.
- The Board will discuss at the next board meeting whether to pursue development of the North Field. Homeowners at the annual meeting expressed interest in this possibility.

## New Business:

- Homeowner inquired about the percentage of rentals in the HOA. The Board will look into this; however, the governing documents does not have a limit on how many rentals are allowed.
- Homeowner recommends the Board inquiries about the CSU extension services regarding water usage.
- The perimeter fence needs extensive repairs and staining. This will possibly be done in sections, however, if the funds are available, it will be repaired all at once.
- The Board will ask our attorney about the West side of Boise to see if there is anything we can do so we are not responsible for it any longer.
- Tree trimming is an ongoing cost for our community. The Board tries to prioritize the trees along the walkways before addressing trees in the fields. Homeowners should not undertake trimming of trees on HOA common areas. Let Board know of any immediate issues, and these will be addressed as soon as possible.
- The Bylaws need reviewed and updated by attorneys to be current, the cost to do this is around \$7,000. Must have 67% of Homes (not homeowners) agreement to amend issues such as Rentals. Board should instruct lawyers to begin processes to update Rules and Regulations to be in compliance with current State, County and City regulations, societal changes, etc.

- The Board will discuss park upgrades as funds are available.
- Homeowner would like Board member names to be added to the website.
- Homeowner expressed better communication. The Board will consider adding some type of social media page to the website. Mailings were sent to all homeowner, not renters. Meeting minutes and dates of Board meetings are on the website. The Board has also added the City of Loveland water bill for homeowners to review.

Budget:

- Majority expressed preference to spread the special assessment of \$180 over the year, paying the increased monthly dues of \$60, plus an additional \$15 each month (\$75 per the already distributed payment booklets). This will be easier for most homeowners rather than coming up with the \$180 assessment all at once.

The next meeting for the Board of Directors will be in February 2023.

Meeting Adjourned at 7:35 pm. By Kent Steffens

Respectfully Submitted By:

Marja Sandage