

BOISE VILLAGE HOA HOMEOWNERS' ANNUAL MEETING
JANUARY 11, 2024

Board members in attendance: Marja Sandage, Edward Mortimer, Cecelia Rice
Shannon Hebbelman absent due to illness

Homes represented: 15 homes. Not a quorum. No quorum since 2004

Meeting called to order by Marja at 5:34 pm.

Unanimous decision of those present to continue the meeting without a quorum was confirmed.

There is an opening on the Board due to the resignation of the President in October for personal reasons. If anyone would like to volunteer, please get in touch with the HOA Board.

Financials were reviewed with no immediate issues raised. Marja will look into placing some of the reserve into a CD since some institutions are currently offering excellent rates for short-term investments.

Old Business:

- 1) Rentals: This was raised at the last annual meeting in November 2022. There are currently 40 known rentals. There is no provision in the By-laws stating that the board must approve rentals and HOAs are not allowed to control this by State regulation. The board will follow up with the HOA lawyers to clarify.
- 2) Fence Repairs: There is more to fix. All the broken posts have been repaired, including in the East ditch. Repair estimates for any work not done last year is in the range of \$10 to \$12 thousand. There has not been much interest in bidding on pressure washing. The lowest bid came in at \$7,700. The railroad side of the fence requires railroad permission and coordination before any work can be undertaken. Also, weeds on the railroad side are impacting the North open space. The Board will continue to investigate options and undertake work as needed.
- 3) West Side of Boise: The City will not allow the HOA to discontinue responsibility for this area. In fact, when the Board raised the issue with the City, the City issued a letter requiring the HOA to undertake extensive cleanup and trimming in this area. Also, sprinklers on the West side of Boise need repairs at 7th Street.
- 4) Playground Equipment: This issue is on the back burner due to budgetary constraints. Broken equipment has been removed and minor upkeep will continue.
- 5) Change to Regulations. The Board decided that it would be prudent to plan to update Bylaws every 20 years. This process costs \$7K to \$8K to complete. The current update is currently in process with the attorneys who are working with the Board on the first draft. Once this draft is complete, request for approval will be mailed to all homeowners. 67% homes need to approve so other approaches may also be necessary, such as email to homeowners and putting the draft on the website.

- 6) Tree Trimming: Trees in front of homes are the homeowner's responsibility and must be kept trimmed to meet City of Loveland requirements. Homeowners should not trim trees that are on the HOA common areas. If a problem is identified, please get in touch with the HOA to have this addressed. HOA walkways are priority with the ditches and fields dealt with last. Dead trees are being taken down as they are found. 6-7 maples had to be removed; yellow color is not normal. The board had Save-a-Tree perform a survey and there is one more tree that may need to come down. All trees that needed it have been treated but this means that they must not be trimmed for at least a year after treatment. The board is aware of the issue on Moonstone where trees are hanging over the walkway but this is one of the trees that was treated. One homeowner mentioned the option of using appropriateties to hold up the branches until they can be trimmed. The board will look into this.

New Business:

- 1) Water Bill: Our water bill for 2023 was less than expected due to the rain but this will vary each year depending on weather.
- 2) Sprinklers: There were 4 major breaks that needed repairs in 2023; 2 main and 2 lateral. The break at 7th was the biggest and most costly. The board decided to wait on replacing grass to see how much it will fill back in naturally.
- 3) Irrigation: More cost for irrigation is anticipated. The pipe used is the same as for homes and not all is the same. Two clocks have also been replaced and more will need to be addressed in 2024. North of 7th the clock and irrigation system will need repairs in Spring. It will be necessary to continuously replace sprinkler heads.
- 4) Electrical Costs: The HOA is billed by the City at commercial rates for the electricity for the clocks. Solar power for these clocks is not really workable since there are up to 30 zones per clock and power needs to be very consistent.
- 5) Dues Delinquencies: There have been between 5-10 dues issues that had to be addressed. 5 are just not paying and not communicating with the HOA. Options include liens, fines and interest charges with the last option being foreclosure; however all of these options involve legalities and cost.
- 6) Culvert on S. Greenbelt. Only the HOA pays for this although city drainage flows into this area. This was part of the original development agreement with the City and the City has no incentive to release the HOA from this cost.
- 7) Dues: The dues paid to the HOA for 2024 will remain the same as for 2023. Last year the dues were \$65 monthly with a \$180 special assessment. For 2024 the dues are set at \$65 monthly with a special assessment of \$120. The Board did not distribute payment booklets to all homes because very few were being used and there is a cost associated. Booklets are available for anyone who wishes to request one.
- 8) Fence: There was some discussion regarding the shared cost between homeowners and HOA where the fence is shared. This is a joint responsibility. The fence on the East side must be maintained despite the fact that much of it is not visible to the public. A question was raised about allowing

homeowners on the East side to put in different fencing, however, this is not allowed by the City. The HOA must adhere to what was approved in the original development plan. A protective coating is necessary to help prevent having to replace fencing more frequently. The HOA uses 10 year stain. Homeowners should try to get as close a match as possible to the Red Cedar original and this can be obtained from Sherwin Williams, Home Depot or other suppliers.

- 9) Homeowner Meetings: The Board has tried different schedules and there has always been low participation. Few want to meet in the Summer when kids are out of school or right before the holidays at the end of the year. The majority of those present agreed to try meeting this year (2024) in October when the weather should still be pretty good.
- 10) Zeroscape: This is ok under the regulations for the HOA, although changes to front yards must be approved by the HOA. The State is adding to the funding for replacement of grass and information on this is available on the state website. Homeowners may be able to apply directly for a grant. The HOA must work through the Water District and funds are granted with a matching amount from the HOA. If a grant is received, the HOA must cover the complete outlay, and then recoup the 50%. With the limited funds available, this is not an option for the HOA at this time.

The meeting was adjourned at 6:41pm.