



2026 Annual Meeting Minutes

The meeting was held at the Caldwell Library and commenced at 6:30 pm on February 4th, 2026

1) Introductions

- a. David Stuart – President and Steven Jessup – Secretary/Treasurer explained how they got involved with the HOA and were **appointed to their positions under section 8.4.4 of the CC&R's**

2) Explain why ID AMS is not our property manager

- a. We were out of money in 2024
 - 1) review of the ledgers received from ID AMS indicated that they committed several thousand dollars in expenses over the available income in 2024
 - 2) this continued in 2025 with an almost \$4,000 shortage expected
 - 3) the budget shown at the emergency meeting in July 2025 showed they knew this would happen but did nothing until it was too late for us to stop it
- b. Illegal contract for 2025
 - 1) the contract for their services was not legally signed – there were only two Directors on the Board and there was no meeting held to discuss and approve the contract, both things invalidating the contract signing – **see section 8.4.1 of the CC&R's**
- c. Threat to sue
 - 1) ID AMS had their attorney send the Board a letter threatening the HOA with a lawsuit for them to be paid for August and September 2025 expenses and contract amount
 - 2) The Board responded with a letter outlining some of the issues with the contract and some of the illegal activities they performed

3) 2026 Budget and Financials

- 1) A copy of the budget (see attached) was reviewed to show the necessity of raising the annual fee to \$200 from \$150
- 2) **This increase was authorized by the Board under section 9.5 of the CC&R's**

4) Past Due Progression

- 1) The participants were shown a paper that outlined how the Board intended to handle past due payments including a series of certified letters that, together with allowed interest, would have first year past due's end the year owing over \$400 on their \$200 annual fee
- 2) The second year of non-payment would see a lien filed and, together with other fees and interest, would have them owing almost \$2,000
- 3) If no payments, or other arrangements, occurred in the third year a foreclosure would be started

- 5) What level of compliance is desired
 - a) The members present indicated they would like to see some compliance and have the ability to issue warnings for infractions
 - b) Many locations and infractions were mentioned with trash cans and other things at the front of the houses being the main issue
 - c) Also want to make sure that boats, RV's and broken down cars were removed
 - d) **Directors will establish specific rules and fines for compliance issues at their next meeting under section 8.6.5 of the CC&R's**
- 6) Volunteers for assisting the Board
 - a. Architectural Committee – **did not actual discuss this, but it is a very important part of maintaining the quality of the area**
 - b. Compliance Survey – see above compliance
 - c. Maintenance of common areas – would people help with this
- 7) Foreclosures
 - a) Can we legally foreclose – yes, this is covered in the **CC&R's section 9.6** as well as Idaho law
 - b) This is an expensive action for the HOA but is the only option other than waiting for the house to be sold or some other creditor to take action
 - c) A preliminary Lot Book and Tax Lien Judgment Guarantee done by a Title company would allow the Board to determine the likelihood of a successful action – this costs around \$150
- 8) New Director Election/Appointed
 - a) Joseph Richard was put up for the VP Director position by his wife
 - b) There being no objection the Board appointed him to a three year term as VP
 - c) Need to update the Secretary of State site removing Richard and putting Joseph in
- 9) Any additional business
 - a) Would like to get the weeds cleared from the path from Ann Marie to Katie Court
 - b) Need to discuss with Sagewood about their side of this path
 - c) Would like to see more information on website about issues and meetings
 - d) Do we need to fence in the retention pond off Charmae Street
 - e) Could we xeriscape the retention ponds to save money on landscape costs – will investigate
 - f) Will we have money to repair fencing and possibly the Basketball backboard – Not this year

The meeting was adjourned at 7:50 pm