



Minutes of the Annual Meeting of the Lava Springs Owners Association Corporation

May 8, 2025

I. Call to Order

Bob Patrick called to order the Annual Meeting of the Lava Springs Owners Association Corporation at 6:33 PM on Thursday May 8, 2025 at Legacy Charter School

II. Roll Call

Member roll call was completed via the validated sign-in sheets. There were 59 member homes in attendance, including proxies and Charter Legacy School, as validated by Debra Tortolini, Finance Committee Member. In order to conduct the business of the Corporation, the total number of homes represented to meet a quorum of 30% is 84, per Section 2.4 of the Bylaws. Since the Board Member election was performed via US Mail, the management company representative and the Board of Directors deemed it appropriate to continue with the meeting as the matters discussed were informational in nature.

III. Proof of Notice of Meeting or Waiver of Notice

- a) John Cecil announced that the Notice of Annual Meeting for the May 8, 2025 meeting was:
- b) Posted on the lavaspringshoa.com website on March 25, 2025. Details were under "other documents", "annual special meetings" on the website.
- c) Sent via US Mail on February 3, 2025, March 10, 2025 and April 9, 2025 to all homeowners of record.
- d) Posted on the Lava Springs Community Pool Bulletin Board
- e) Posted to the Facebook Group on May 8, 2025

IV. Reading of Minutes of Preceding Meeting

- a) John Cecil, presented the minutes from the May 16, 2024 meeting

V. Election of Directors

Bob Patrick turned the meeting over to Fred from Riverside Property Management to announce the duly elected 2025 Board Members

7 Board Position nominees, 6 existing Board Members and one new nomination. There were no write in candidates

Ballots—Nominees received between 49 and 52 votes. The Board Members are:

Bob Patrick

Doug Broetje

Sal De Los Angeles

John Cecil

Darwin Mecham

Mike Sanchez

Scott Field

VI. Reports of Committees

Doug Broetje—CC& R Committee—Curbs to be painted yellow at fire hydrants and mail boxes to prevent parking. This will be done after chip sealing completed, by volunteers

Jim and Rich have been trimming trees and painting fire hydrants, which is a huge benefit to the community.

Reminder that motorized bikes, scooters are not allowed on the pathways or common areas.

John Cecil—Finance Committee—Thanked Debra Tortolini and Willie Koosman for their support. Surplus for 2024 was \$20,314, compared to \$51,562 the previous year. Financials are posted on website. Feel free to contact John or committee members with any questions. There were no questions from attendees.

Bob Patrick noted that we received a surprise back irrigation bill from the City of Nampa for \$3397.20 for 4 years of common area back bills. Bob and Doug were able to get the City to forgive the late fees and charges as the bill had been sent to the developer not us. Normal fee for 2026 will be \$690

Insurance costs increased \$600 over 2024

Mike Dulin—Neighborhood Watch—In order to keep Neighborhood Watch signs, an annual meeting must be conducted. Tonight, is considered to be the annual meeting. We can get more signs if needed. Feels like signs are helping. If you see something, say something and take pictures or camera footage if available. Don't let anyone in that you are not expecting, like someone that says they are there to do an inspection.

Pool and school have cameras if something comes up, let a Board member know.

Meet your neighbors at yard sale, food trucks or at the pool. Look out for each other.

Snake River mentioned they want to do a block party to meet neighbors. Mike suggested that they advise the Board.

Mike might be moving, so we will need someone else to take over Neighborhood Watch

Darwin Mecham—announced that he will not be running for the board in 2026. He has been delighted to serve with the Board. He read a snippet from an email complaint from a resident. They had received a yard correction notice and complained that the board were old and had no job. He appreciates those that do support the Board.

VII. General Comments and Questions by Bob Patrick and others

Bob mentioned:

Christmas Lights at Pool House were set up by Mike Sanchez. Board set up other lights

Pool will open May 24, 2025. It's clean and ready to go

A new heater was installed at a cost of \$5,300

3 new lounge chairs were purchased for \$40 off on sale at Costco

Operation duckling rescue from the pool was a success.

US Lawn will be the new maintenance company. Bob is training them on where they are to mow, sprinklers, etc. We are getting more services for the same price

HOA dues—will try and retain at \$600, Budget committee will meet in Winter and advise

Several members of the Board will be retiring in 2026, Bob is talking to some residents that are interested, he will help in the transition.

Chip sealing to be done in development for City owned streets. Private roads have blue signs.

Debra Tortolini spoke and said as a fellow homeowner, we cannot make changes to CCRs unless we get enough votes. This may involve a team going door to door. She also made a testimonial about the dedication of the board and how much they care about our community.

Mike Dulin spoke and gave a testimonial that our neighborhood was so nice due to the dedication of the Board. He goes in many subdivisions and sees how ours compares. He thinks we are one of the best in the area.

VIII. Unfinished Business

There was no Unfinished Business from the May 2024 Meeting

IX. New Business

There was no New Business

X. The meeting was adjourned for all Members at 7:15 PM.