



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

May 16, 2024

I. Call to Order

Bob Patrick called to order the Annual Meeting of the Lava Springs Owners Association Corporation at 6:35 PM on Thursday May 16, 2024 at Legacy Charter School

II. Roll Call

Member roll call was completed via the validated sign-in sheets. There were 52 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, and due to a lack of a quorum, the management company representative and the Board of Directors deemed it appropriate to continue with the meeting. However, the meeting continued and the matters discussed were informational in nature.

III. Proof of Notice of Meeting or Waiver of Notice

John Cecil announced that the Notice of Annual Meeting for the May 16,2024 meeting was:

- a) Posted on the lavaspringshoa.com website (with Banner) on February 5, 2024, with an update on May 6, 2024 as to the time/date. Details were under "other documents" on the website.
- b) Sent via US Mail on April 17, 2024 to all homeowners of record.
- c) Posted on the Lava Springs Community Pool Bulletin Board
- d) Posted to the Facebook Group May 13, 2024

IV. Reading of Minutes of Preceding Meeting

- a) John Cecil read the minutes from the May 11, 2023 meeting. Those present accepted them.

V. Election of Directors

Bob Patrick turned the meeting over to Dave from Riverside Property Management to announce the duly elected 2024 Board Members

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

Ballots—Nominees received between 51 and 58 votes. The Board Members are:

Bob Patrick

Doug Broetje

Sal De Los Angeles

John Cecil

Jim Peterson

Darwin Mecham

Mike Sanchez

VI. Reports of Committees

Doug—CC& R Committee—The annual contract with Senske to mount Christmas Lights on the swimming pool building was discontinued due to cost and replaced with solar lights. 75 lights and solar panel for \$13. We bought 20 and will buy 20 more. The intent is to decorate trees at roundabout entrances on Southside and Locust Lane as well as the Columbus River Dr monument structure. 3 strings lost by damage from Garbage Truck. 2 solar panels were lost to thieves.

Extended Parking on Lava Springs Loop near pool is an issue. A vehicle can only park 72 hours. The board start flagging and have Nampa PD Parking enforcement notified.

Darwin Mecham—Darwin discussed subdivision flags, what flags can be flown and which are restricted. CCRs do not address flags. Idaho statutes are specific. Four categories are protected—American Flag, State of Idaho flag, Military flags and POW/MIA flags. We are governed by Idaho State statutes. Flying of other flags is neither protected or prohibited.

Mike Dulin—Neighborhood Watch—Let Board know if there is any crime committed. There are a lot of cameras in the neighborhood that may be able to assist. (Pool, School and other neighbors) Mike has Neighborhood Watch pamphlets if anyone is interested, it is block by block. Mike says our neighborhood is fairly safe. Check on your neighbor. Solicitors have to be licensed to knock on your door. Do not engage. If you put up a “no trespassing” sign, solicitors have to leave.

John Cecil—Financial Report—Financials are posted on the Lavaspringshoa.com site. John asked if any present have questions. There were none. We continue to try to have a healthy balance sheet so we have reserve. Part of the reserve is for the pool, roads, streets, etc. They are earmarked for future expenditures. One resident said they should be earmarked for natural disasters like floods, sewer etc. John introduced finance committee. John is the Chairman. Debra Tortolini, Willie Koosman and Sal De Los Angeles are also on the committee. A question was posed

about the HOA fees for 2025. It is the intention of the committee to not raise the fees for 2025. A question was posed about excessive reserve and “just spending to spend”. John responded that is not the mentality of the committee to spend just to meet the budget. Debra Tortolini mentioned that a healthy reserve is 100% of the annual dues. We are not there yet, but doing well considering we started with no reserve. We have come a long way, but we have a way to go. We are also trying to spend cautiously so as not to have to do a “special assessment” for a large expense, like other HOAs have done. Any surplus is transferred to the Reserve Money Market account.

VII. General Comments and Questions by Bob and others

Bob mentioned about the increased capacity of the Pool Cameras; they now have a two week capacity.

Bob reminded the residents need to get signed up for pool for the 2024 season

Bob mentioned the additional security measures to stop unauthorized entry into the pool. Pool will open Saturday May 25th.

Performed sealing on the walking path. Was a little earlier than we wanted to, but it is done

Got rid of most of the bark in the roundabouts, continues to be replaced with rock.

Performing tree trimming

Re-did a roundabout where a semi did not make the turn. We got an insurance payment to take care of fixing.

We are losing a few trees, pines and birch that are dying. We are trimming and taking out some junipers that block view in the roundabouts. We need to make sure we can see bikes and cars.

Mike Dulin discussed the Nampa PD neighborhood ride along program and how to sign up. They do a background check. Some people end up volunteering with the PD after the experience.

A question was asked about the 4 trees on Lava Springs across from the school. Some of the trees have invasive root systems, so they have been removed.

Keeping resident sidewalk trees trimmed is important, Curb side 14', Sidewalk side is 9'. Although it is the responsibility of the homeowner, we have two volunteers that do some trimming for residents.

We will be negotiating a new lawn maintenance contract in January 2025. Current contract is with Blue Ribbon. That is our largest expense. They used to have 4 employees, now down to 3. Hoping we have a modest increase for 2025. These are 2 year contracts.

A resident made a suggestion for a banner for the annual Garage Sale. Suggested use one side to announce Board Meeting and other side for Garage Sale. The Board will take this under consideration.

A resident had a concern about a tree growing under fence under Diorite. This will be looked into.

Buddy from Legacy School Maintenance spoke. Asked for dogs to be on leash and picking up after dogs. There have been incidents with kids having to get a change of clothes, due to stepping in dog feces.

Soccer teams, baseball teams are welcome to use the school grounds. Contact the school to get on the schedule. Lawn maintenance is Tuesday PM. Buddy will try and get signs out to notify of maintenance. Legacy Charter School is part of our HOA and pays dues

A resident on East Snake River saw bees, wasps, hornets swarming on canal and wanted others to be aware. Another resident said her brother is a beekeeper and will come and collect them.

Bob mentioned to residents to make sure children are aware of the pool rules. No bikes, scooters, inside pool. There is a spot to park them outside the pool.

VIII. Unfinished Business

There was no Unfinished Business from 2023 Meeting

IX. New Business

There was no New Business

X. The meeting was adjourned for all Members at 7:30 PM.