



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

May 11, 2023

I. Call to order

Bob Patrick called to order the Annual Meeting of the Lava Springs Owners Association Corporation at 6:40 PM on Thursday, May 11, 2023 at Legacy Charter School.

II. Roll call

Member roll call was completed via the validated sign-in sheets. There were 78 member homes in attendance, including proxies, as validated by Debra Tortolini, Assistant Secretary (acting on behalf of absent Darwin Mecham, Secretary). The total number of homes represented to meet a quorum of 30% is 84, per Section 2.4 of the Bylaws, in order to conduct the business of the Corporation. Since the Board Member election and the Bylaws and CC&R Ballot Measures voting were performed via U.S. 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. Prof of notice of meeting or waiver of notice

- a) Debra Tortolini announced that the Notice of Annual Meeting for the May 11, 2023 meeting was:
- b) Sent via U.S. Mail on April 1, 2023 to all homeowners of record on that date
- c) Notification of the April 1st mailing and reference to the Notice of Annual Meeting and Ballots was posted on the community Facebook page on April 3, 2023
- d) Notice of Annual Meeting was posted in the bulletin board in front of the Lava Springs pool on April 5, 2023
- e) Notice of Annual Meeting was uploaded to the lavaspringshoa.com website on April 8, 2023

IV. Reading of minutes of preceding meeting

- a) Debra Tortolini, Assistant Secretary presented the minutes from the May 5, 2022 meeting

V. Reports of Officers

- a) John Cecil provided a status of the financials / budget
- b) Bob Patrick indicated that the Board has no plans at this time to raise dues and that the Board will continue to work diligently to stay within the current budget

VI. Reports of Committees

- a) Bob Patrick, Chairman of the Landscape Committee, discussed tree trimming, tree root issues, and dandelions overgrowth
- b) Bob Patrick, Chairman of the Pool Committee, discussed the new flooring in the pool restrooms, the need to turn in the pool forms to activate the cards, and that the pool is being prepared for opening Memorial weekend

VII. Election of Directors

- a) Anthony from Riverside Management provided the results of the 2023 Lava Springs HOA Board of Directors election. The following members were elected to the Board of Directors for the 2023 term:
 - i) Bob Patrick
 - ii) Doug Broetje
 - iii) Sal De LosAngeles
 - iv) John Cecil
 - v) Jim Peterson
 - vi) Darwin Mecham
 - vii) Mike Dulin

VIII. Unfinished Business

- a) There was no unfinished business from last year's meeting

IX. New Business

- a) Anthony from Riverside Management provided the results of the 2023 Lava Springs HOA Ballot Measures Vote as follows:
- i) **BYLAWS – requires affirmative votes from $\frac{3}{4}$ of the total voting power – 210 votes:**
 - (1) Section 2.4 – Quorum: Proposal to reduce the Quorum from 30% to 10%
 - (a) Votes in Favor = 75
 - (b) Votes Against = 28
 - (i) **BALLOT MEASURE DID NOT PASS**
 - (2) Section 3.3 – Annual Meetings: Proposal to increase Board member term to 2 years
 - (a) Votes in Favor = 89
 - (b) Votes Against = 14
 - (i) **BALLOT MEASURE DID NOT PASS**
 - (3) Section 4.5 – Nomination, Election and Term of Office: Proposal to increase Board member term to 2 years
 - (a) Votes in Favor = 89
 - (b) Votes Against = 14
 - (4) **BALLOT MEASURE DID NOT PASS**
 - ii) **CC&R’s – requires affirmative votes from $\frac{2}{3}$ of the total voting power – 186.66 votes:**
 - (1) Section 5.7 – Prohibited Buildings and Activities: Proposal to allow RV parking on a public road or in a driveway for 48 hours
 - (a) Votes in Favor = 88
 - (b) Votes Against = 15
 - (2) **BALLOT MEASURE DID NOT PASS**
- b) Bob Patrick shared some additional information with the members:
- i) There is no trailer parking allowed on the streets
 - ii) For Senior Citizens, the Fire Department will come to your home annually to swap the batteries in your smoke detectors. Contact the main office for the Nampa Fire Department.

X. Adjournment – the meeting was adjourned for members at 7:40 PM.