



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

May 7, 2026

I. Call to Order

Bob Patrick called to order the Annual Meeting of the Lava Springs Owners Association Corporation at 6:30 PM on Thursday May 7, 2026 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, Secretary. 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) Debra Tortolini announced that the Notice of Annual Meeting for the May 7, 2026 meeting was: posted on the lavaspringshoa.com website on March 9, 2026, with a banner. Details were under "other documents", "annual special meetings" on the website.
- b) Sent via US Mail on February 9, 2026, March 9, 2026, and April 9, 2026 to all homeowners of record.
- c) Posted on the Lava Springs Community Pool Bulletin Board
- d) Posted to the Facebook Group several times in April and May 2026

IV. Reading of Minutes of Preceding Meeting

- a) Debra, presented the minutes from the May 8, 2025 meeting

V. Reports of Committees

Doug Broetje—CC& R Committee—CCR issues are Recreational Vehicles and Trailers must be in Garage. By CCR rules they can be outside for 24 hours, but 48 hours is acceptable. Doug has been driving the community and trash cans and lawns needing to be mowed is overall very good. Commercially zoned Property on Locust and Southside is still for sale.

Sal De Los Angeles—Finance Committee—Overall the HOA finances are in decent shape. Total Liabilities and Capital are \$226,397.08. Total Revenue for March is \$7,749.66, YTD is \$85,745.06. Operating Expenses for March were <\$20,825.56> which leaves a Net Income of <\$13,075.90> YTD Net Income is \$41,604.92. The Reserve/Finance Committee meets each month and goes over each item on the budget, line by line. Recommendations are then made to the Board

Bob Patrick noted that the HOA will be sending TDS a bill for any work that needs to be redone. Rock replacement on Lava Springs Loop will commence in mid-May. “No Motorized Vehicle” signs have been ordered. Nampa PD does not seem too interested in responding to these issues. The board may turn over pictures to school SRO to help identify parents of offenders. Pool heater to be turned on one week before pool opening

VI. Election of Directors

Bob Patrick introduced Fred from Riverside Property Management to announce the duly elected 2026 Board Members

7 Board Position nominees, 5 existing Board Members and two new nominations. There were no write in candidates

Ballots—Nominees received between 21 and 31. The Board Members are:

Bob Patrick

Doug Broetje

Sal De Los Angeles

Debra Tortolini

Mike Sanchez

Julie Bahlke

Laurie Brown

VII. General Comments and Questions by Bob Patrick and others

Bob advised Cutting Edge has been hired to do landscaping work for 2026. Sprinkler repair is an additional charge.

Bob noted that Mike Sanchez is working on irrigation system. He has gone through the entire community and provided a schematic of all boxes and has done extensive work on clogged heads.

Mike noted that residents may need to clean their irrigation filters and to remind their neighbors to do the same

Bob said that changing the sand in pool filter will cost approximately \$700

Bob asked the group if another day for annual meeting might be better. Not a lot of feedback was received.

Bob reminded residents to please get 2026 pool forms in by May 15th. Also reminded attendees that no food, alcohol or glass is to be brought in the pool area.

Debra discussed House Bill 708 and prepared a presentation board from slides made by Darwin Mecham. (see slides at end of minutes)

Debra mentioned how Board members are all volunteers and spent countless hours serving the community

There are also other volunteers like Rich Burtis and Jim Leal that trim trees and do curb and fire hydrant painting.

VIII. Bob opened the floor to resident questions and comments

A resident questioned the cost for landscaping. Sal responded it runs \$10,255.65 per month and that does not include tree trimming, bush pruning or irrigation repairs

Doug mentioned the trees and their cost to maintain, replant and remove. There are 506 trees in the subdivision. Our dues cost remains very competitive to other subdivisions given the amount of green space and the pool. A comparison was included in the mailings sent earlier in the year.

A resident discussed motorcycle going very fast on Lava Springs Loop and was filmed. Apparently, the mother stepped up and admitted this was her son. Should not happen in the future.

Resident noted that one homeowner has excessive concrete debris on their property and wanted to know if they had been written up. Since this is a private matter, a detailed response was not provided.

Bob noted that when letters must be written, he prefers to make face to face contact with residents to make the interaction more personal. A letter will still be sent, however.

Resident noted that there are significant dog droppings on Southside green space. This is a general reminder to please pick up after your pets.

A resident questioned whether the HOA was a non-profit and if so, was an independent accounting company reviewing the financials. Fred from Riverside explained that the HOA is not the type of non-profit that requires an independent audit. Debra also clarified that while Riverside Management provides our financial services and reporting, the HOA members on the Reserve/Finance Committee review every invoice and audit the financial reports on a monthly basis.

It was noted that the city of Nampa is looking at putting a signal or roundabout at Locust and Southside. Time frame is not known.

IX. Unfinished Business

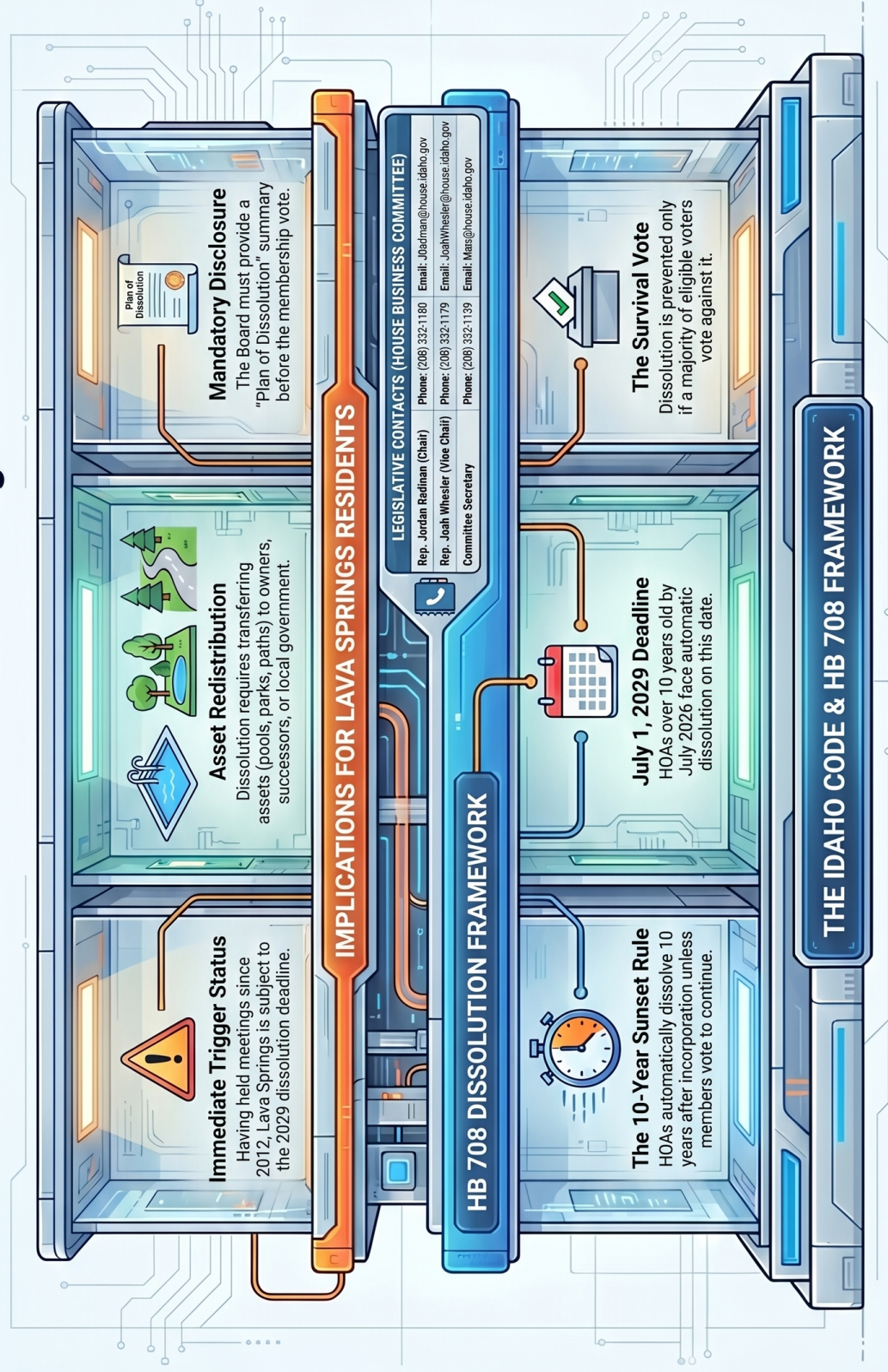
There was no Unfinished Business from the May 2025 Meeting

X. New Business

There was no New Business

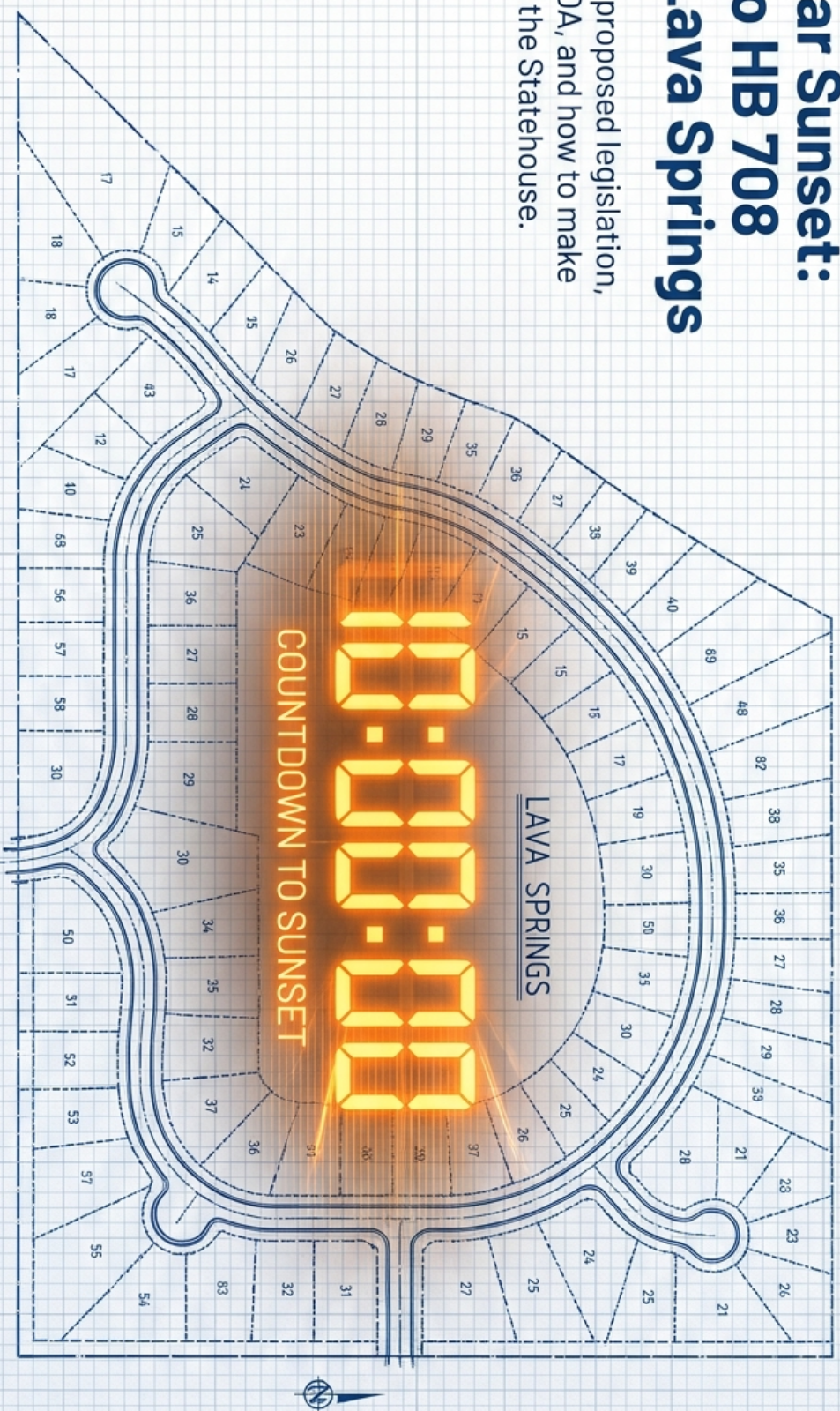
XI. The meeting was adjourned for all Members at 7:30 PM.

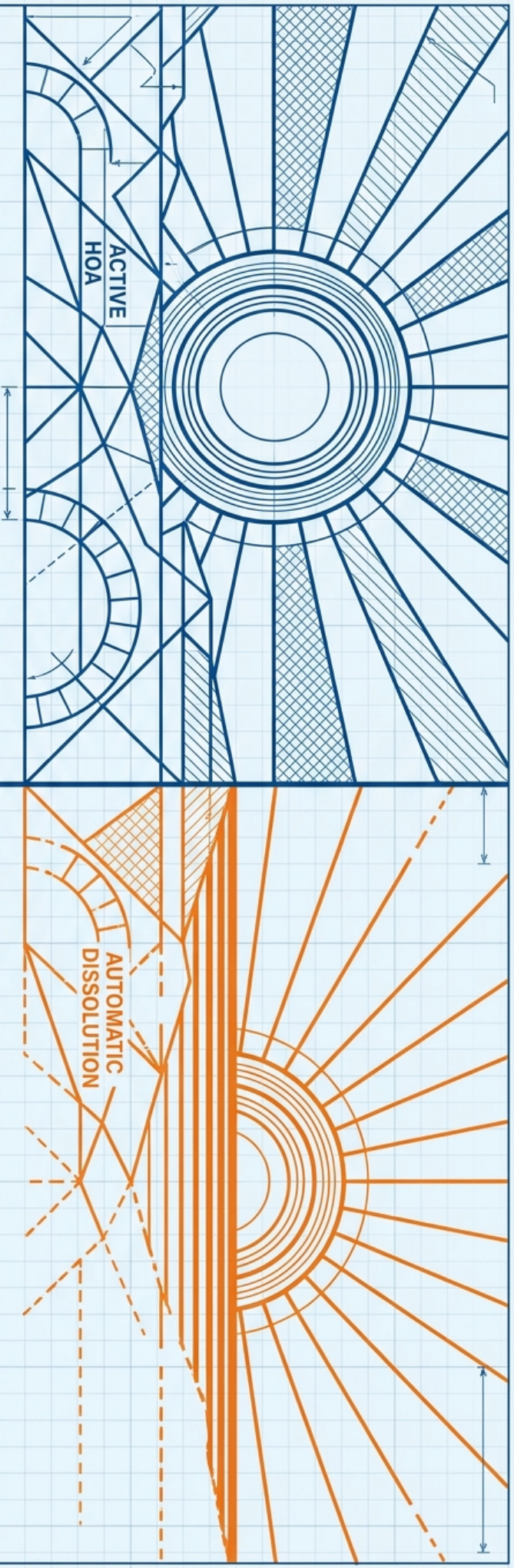
The HOA Sunset Law: Understanding Idaho HB 708



The 10-Year Sunset: How Idaho HB 708 Impacts Lava Springs

Understanding the proposed legislation,
the future of our HOA, and how to make
your voice heard at the Statehouse.



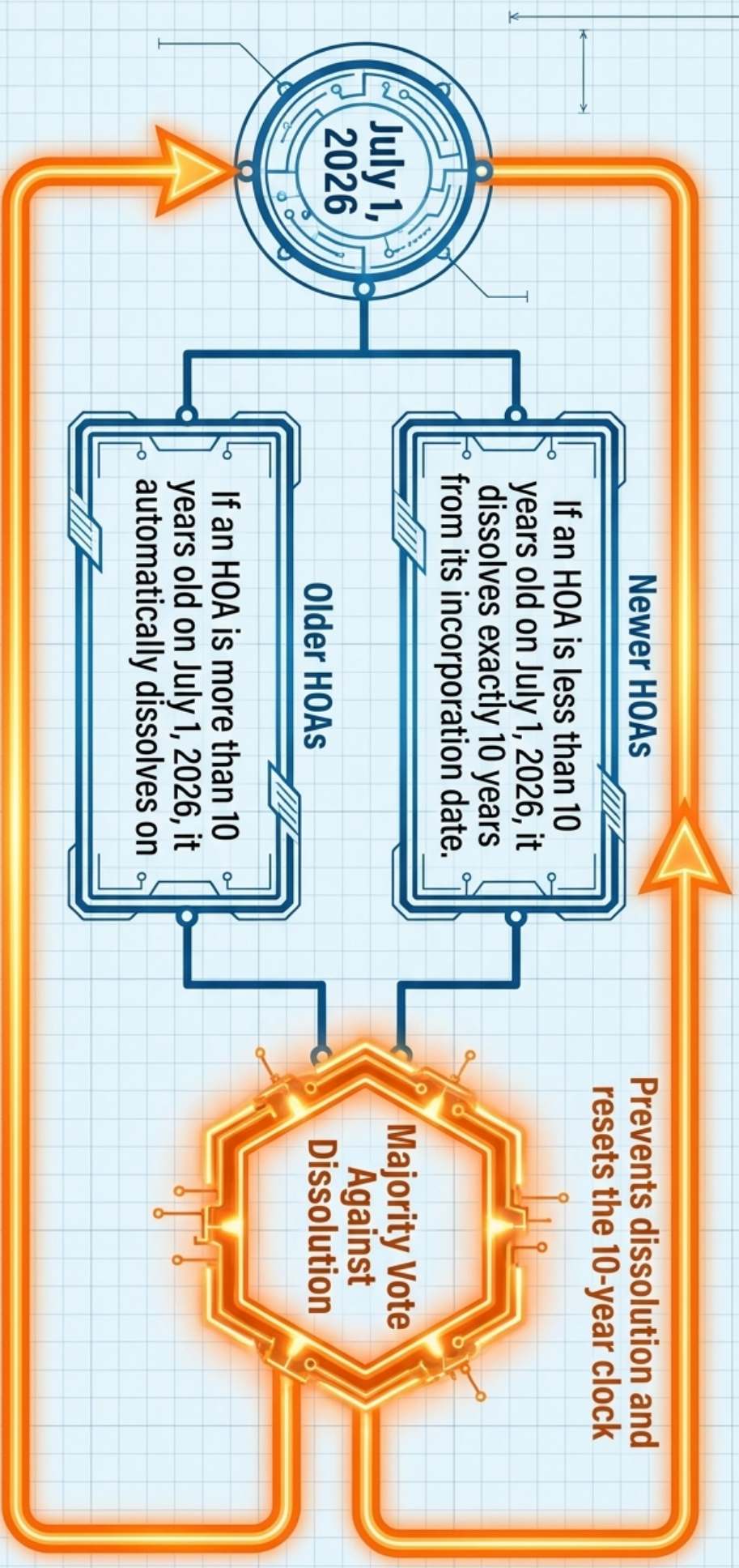


The Catalyst: An Automatic Expiration Date

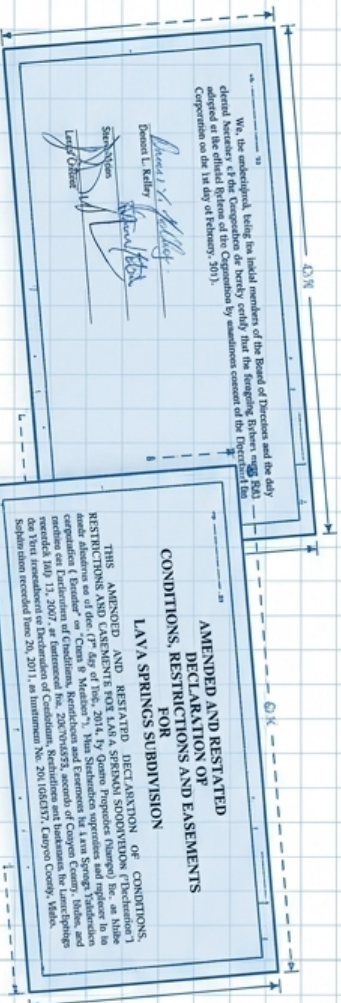
House Bill 708 (adding Section 55-3204C to Idaho Code) is a sunset bill. It fundamentally rewrites Idaho property law by creating an automatic expiration date for every Homeowner's Association in the state.

The Bottom Line: Under HB 708, HOAs will automatically dissolve after 10 years of existence unless a majority of eligible voters actively step in and vote to keep the association alive.

The Sunset Mechanics: Two Paths, One Choice



The Lava Springs Reality: We Are Already Past the 10-Year Mark

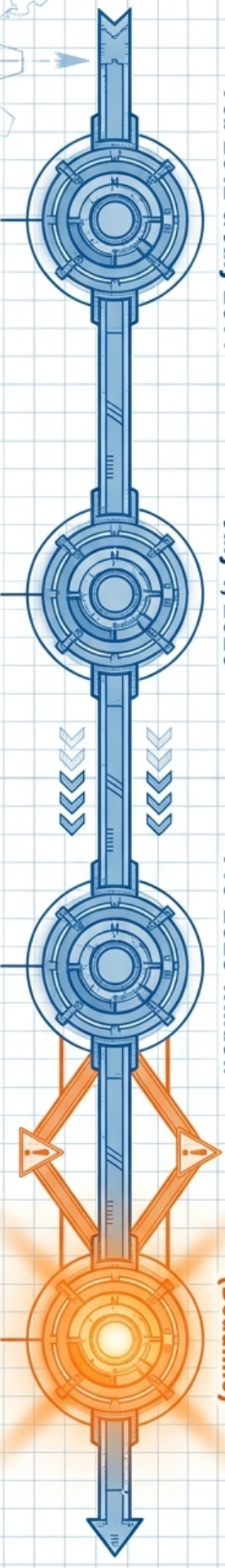


Feb 2012 & July 2014

July 1, 2026

Pre-2029 Window

July 1, 2029
(Deadline)



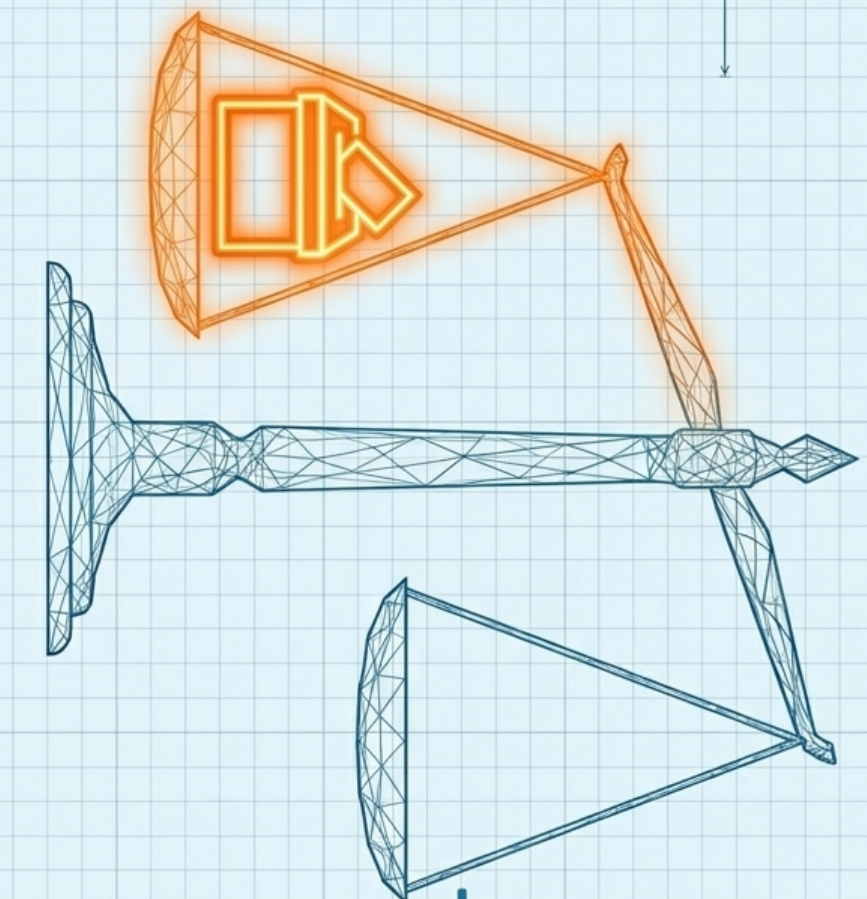
Lava Springs HOA
officially founded. We
are well past the
10-year threshold.

If passed, HB 708 takes
effect. Lava Springs is
immediately flagged for
the fast-track
dissolution path.

Lava Springs must hold a
mandatory membership
meeting to present a
Plan of Dissolution.

Automatic Dissolution
occurs unless stopped
by a resident vote.

The Required Vote: Inaction Equals Dissolution



The Mandate

The HOA must hold a meeting before the 2029 deadline to give members the opportunity to vote.

The Notice

Advance notice must be provided in accordance with Idaho Code 30-30-505, accompanied by a detailed Plan of Dissolution.

The Threshold

Automatic dissolution will only be stopped if a majority of the eligible voters vote against it. Failing to hold the meeting, failing to reach a quorum, or voter apathy will result in default dissolution.

The Crossroads Matrix: Dissolve vs. Retain

Automatic Dissolution

Common properties must be transferred to a successor entity, individual lot owners, or a local government (City of Nampa). Future access is uncertain.

HOA dues cease entirely. Funding mechanism for current landscaping, legacy charter school access, and pool maintenance disappears.

Architectural controls, property use restrictions, and nuisance rules potentially lapse, risking property value degradation.

Neighborhood Amenities

Lava Springs HOA continues to own and maintain the community pool, recreational parks, winding pathways, and greenbelt access.

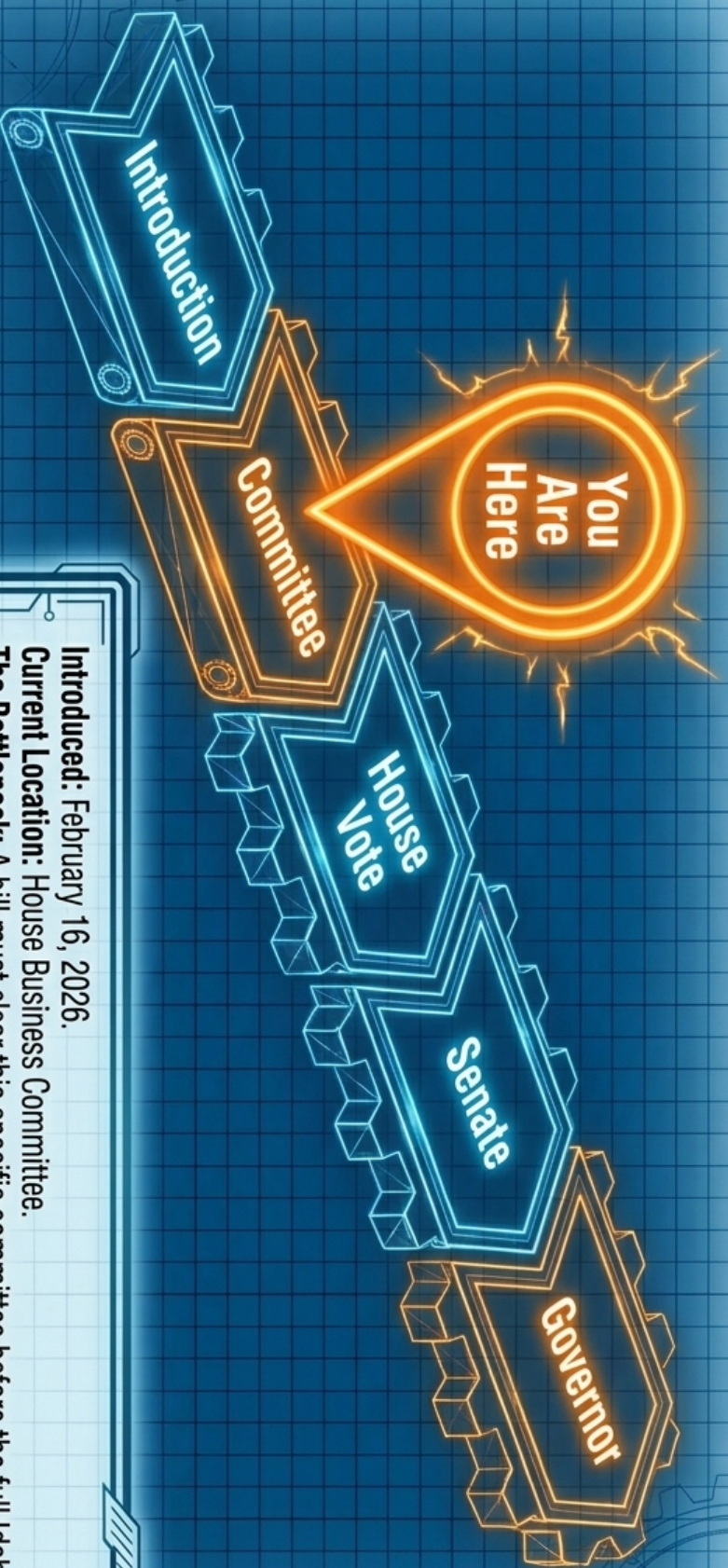
Assessments & Funding

Ongoing assessments continue, ensuring a dedicated budget for neighborhood upkeep and capital reserves.

CC&R Enforcement

Current building standards and neighborhood usage rules remain actively enforced.

Legislative Status: Where is HB 708 Now?



Introduced: February 16, 2026.

Current Location: House Business Committee.

The Bottleneck: A bill must clear this specific committee before the full Idaho House of Representatives can vote on it. Because it is currently sitting here, this committee is the single most critical target for citizen feedback right now.

The Decision Makers: House Business Committee

Leadership Tier

Rep. Jordan Redman (Chair)

JRedman@house.idaho.gov

Rep. Josh Wheeler (Vice Chair)

JoshWheeler@house.idaho.gov

Committee Members Grid

Brent Crane

Joe A. Palmer

Vito Barbieri

Jeff J. Cornilles

Jaron Crane

Jeff Ehlers

Jason A. Monks

David M. Cannon

Kyle Harris

Kent A. Marmon

Cornel S. Rasor

Faye Thompson

Richard W. Cheatum

Michael Leman Veile

Steve Berch

Brooke Green

Make Your Voice Heard: Action Playbook



Step 1: Write

Email the House Business Committee members using the dashboard contacts. Clearly state your residency in Lava Springs (Nampa, ID) and your stance (For or Against HB 708).



Step 2: Testify

Register for remote or in-person public testimony at legislature.idaho.gov. (Note: Registration requires your Name, Address, and official Stance).



Step 3: Track

Ensure your contact info is up to date on the Lava Springs HOA resident portal. If HB 708 passes, you must be registered to receive official notices regarding the community's mandatory retention vote.