



Annual Meeting Agenda

Sign in and social period from 5:30 pm to 6:00 pm

**March 31, 2026, 6:00 PM
Recycled Minds Club,
121 E 34th St.
Garden City, Idaho 83714**

I. Roll Call & Proxy Certification

A Majority of members present or by proxy will constitute a quorum.

II. Proof of Notice

Proof of notice is available upon request from the Association Manager, Nancy Hragyil, and is demonstrated by members' attendance in person and by proxy.

III. Reading of the Minutes

A motion from the floor may be entertained to waive the reading of the March 31, 2025, Annual Meeting minutes to expedite the meeting.

IV. Reports of Officers

- a. President's Report
- b. Management Report – 2025 Year-End Financials
- c. Review of the proposed 2026 Budget

V. Ditch Rider Report

- a. General Summary of Work Completed in 2025
- b. Priorities for 2026

VI. Open Discussion

- a. General questions, comments, and member input.

VII. Election of Directors: Currently seeking two positions. Current Board members Jason Jones and Katie Painter have terms that are up for renewal.

- a. Open Nominations from the Floor
- b. Close Nominations
- c. Acceptance of Nominations
- d. Vote by Ballot
- e. Ballot Tabulation

VIII. Adjournment

Fairview Acres Lateral Water Users Association
Annual Meeting Minutes
March 31, 2025, 6:00 PM
Recycled Minds Club, 121 E 34th St. Garden City, Idaho 83714

- I. Roll Call & Proxy Certification (The Majority vote of members present at the meeting constitutes a quorum): The meeting was called to order at 6:00 p.m. The presence of 56 Owners, including Board members Jason Jones, Hannah Ball, and Katie Painter, confirmed a quorum. Proxies were spread across six owners, with the majority going to the board members.
- II. Proof of Notice—Proof of notice is available at the DS Property Management office and is evident by in-person and proxy attendance.
- III. Reading of the Minutes- A motion from the floor to waive the reading of the minutes from March 06, 2024, Annual Meeting may be entertained to expedite the meeting. On a motion duly made, seconded, and unanimously carried, it was resolved to forgo the reading of the 2024 Annual Meeting Minutes and accept as written.
- IV. Reports of Officers
 - A. President's Report – Board President Jason Jones provided a brief overview of the 2024 season.
 1. Active withdrawals—This was primarily intended for individuals who could not access water due to location or structural issues. We actively sent out letters with withdrawal parameters, and if an owner exceeded those parameters, then the Board would allow them to withdraw from the lateral. As of today, we are close to, if not exceeding, about 100 people.
 2. Offer for leasing and selling the lateral water: Jason noted he had been asked this and just wanted to clarify. The lateral has received offers from different folks to either sell shares of the water and/or lease it. Jason, making it clear that the Board has taken no action on these offers to date.
 3. Continue to work to ensure everybody gets water and be as responsive as possible.
 - B. Treasurer Report—2024 Year End Financials: Deb with DS property management provided a 2024 year-end review. The operating account had a total of \$79,720.92. The board approved and opened a CD from the reserve funds to allow for better interest return. The reserve during the year was \$100,000.00. The association stayed within budget for expenses in 2024.
 - C. Review the proposed 2025 Budget – The 2025 budget was approved; Deb noted that there will be spring cleanup of the irrigation ditches in identified areas, which have been budgeted for, and should help the lateral flow overall. Budgeted costs are set at 111 K. Jason covered the questions about the possibility of significant expenses for the proposed Dam project. Jason reached out because it is an assessment, and the concern is that the project is estimated at close to \$200,000 - \$300,000, and we confirmed that our portion of that cost would be roughly \$30,000. With that, the Association is in great shape as we have the reserve funds in the form of a CD of \$100,000, and our operating account covers the budgeted expenses. We still do not have a clear idea of what this project looks like, and they cannot provide a completion date, so we will hold those funds in reserves until we can get final confirmation. We have a storage right in Lucky Peak of 1500 acre-feet of water.

Individuals who are part of or hold shares in Lucky Peak are responsible for any upgrades based on the percentage of shares they hold.

- V. New Business
- A. Survey Results—Katie will discuss the packet insert and provide details on the survey results. One of the things completed in 2024 was sending out a survey to understand the membership's needs better and put directives into play to meet those needs. Katie expanded on what was included in the packet, reviewing the actual numbers and providing some background on the reasoning for the question.
 - B. Introduction of the New Ditch Rider: Telara Oliver was unable to attend the meeting due to a work conflict. She is already active and has been working on the ditch. Kolby has agreed to stay on and assist her until she gets up to speed.
 - C. DS Management Resignation: Jason noted that DS has given notice of resignation and is looking for a replacement company. Lou Landry asked if it is incumbent on the Board to have an audit completed. It seems that this should be mandatory with the amount of money we have. Does DS use proprietary software that can be easily transferred? DS noted that the software is user-friendly and can easily transfer to other systems. Jason stated that one of the things this Board had completed was to hold the debt no longer. Per the bylaws, we can lien properties that do not pay, and we are doing that. There is no longer holdover debt. When DS took over, there were outstanding issues, including several properties with unpaid balances. DS addressed these challenges, streamlining the process and resolving the holdover debt. Whenever there is a transition, how do we verify it? DS detailed the monthly reporting process, which involves providing monthly reports to the full board for review and tracking.
 - D. It was asked why DS was resigning, and the Board handled that question, stating that it was not the proper fit.
 - E. How long is a lien in place? Once placed, it stays with the property until sold or ownership is transferred. It is good to renew them occasionally and double-check to ensure they are still there.
- VI. Election of Directors: We are currently seeking three positions. Current member Hannah Ball's term is up for renewal. In addition to Hannah, we have four board nominations: Roberta Rene, Brian Keeley, Don May, and John Lodman.
- A. Open Nominations from the Floor. No new nominations from the floor.
 - B. Close Nominations.
 - B. Accept Nominations: All nominations were accepted.
Opened the floor to allow the nominees to speak and provide some background.
 - C. Vote by Ballot
 - D. ZOOM Vote Launched
 - E. Vote Tabulation: Once the ballots were tabulated and confirmed, the following members were elected to the Board for the upcoming year: Don May, Jon Lodman, and Hannah Ball. Your Board of directors for 2025/2026 are Jason Jones, Katie Painter, Hannah Ball, John Lodman, and Don May.
- VII. Guest Speaker: Daniel Hoke, Watermaster from Water District #63. We also have Dr. Kendra Keiser, director of the Idaho Water Resources Research Institute. Roberta Rene gave introductions. Both speakers provided some great information and background for our lateral.
- VIII. Adjournment – The meeting was adjourned at 6:48 pm with no additional business to address.

President's Report — 2025 Season

- Don May, John Lodman, and Hannah Ball joined the board alongside Jason Jones and Katie Painter to form the 2025/2026 board.
- The association navigated a management transition following the resignation of DS Property Management. Nancy Hragyil came on as association manager and began implementing new administrative systems.
- The association continued its ongoing work with LandPro to keep the system map current.
- The board established a new reserve membership program with approximately 139 parcels enrolled.
- The association transitioned to a virtual mailbox and moved to Google Calendar for board meeting coordination.
- The board discussed proactive communication with members regarding repairs and water shut-offs as a way to reduce conflict and serve the association's interests.
- The board has been in discussions regarding maintenance responsibilities, including the association's role in maintaining open-ditch sections and primary conveyance, and the potential responsibility of property owners for offshoots serving their own delivery.
- A significant blockage was identified and addressed in an aging pipe. Contractors were engaged for inspection and clearing, and the affected property owner was notified and given options for resolution.
- A flooding incident stemming from unauthorized canal damming was addressed during the season, and responsibility was assigned to the homeowner.
- The association initiated a lien process for unpaid assessments. A number of liens were filed, several of which have since been paid and are being processed for release.
- The board discussed options for members not receiving irrigation water, including a shallow well pilot program, with case-study properties identified for cost comparison.

Jason Jones

Balance Sheet

Fairview Acres Lateral Water Users Association

As of March 31, 2026

	TOTAL
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Assets	
Current Assets	
Bank Accounts	
CD Saving's (6366)	104,639.95
Operating Cash Account (7603)	35,067.80
Total for Bank Accounts	\$139,707.75
Other Current Assets	
Payments Cleared	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$139,707.75
Total for Assets	\$139,707.75
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Liabilities and Equity	
Liabilities	
Total for Liabilities	
Equity	
Opening Balance Equity	91,331.29
Retained Earnings	71,617.12
Net Income	-23,240.66
Total for Equity	\$139,707.75
Total for Liabilities and Equity	\$139,707.75
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Profit and Loss

Fairview Acres Lateral Water Users Association

January-December, 2025

	TOTAL
Income	
Services	56,870.97
Unattached Cash Payment Income	4,169.40
Total for Income	\$61,040.37
Gross Profit	\$61,040.37
Expenses	
Administration Costs	
Electronic Payment Fees	122.05
Mailbox Rental	443.00
Meeting Expense	760.71
Misc. Admin	53.25
Petty Cash	500.00
Postage & Copies	2,136.33
Recording Fees	10.03
Refunds	89.06
Total for Administration Costs	\$4,114.43
Bank Charges & Fees	8.00
Contractors	
Association Management	31,360.24
Ditch Rider	21,918.00
Total for Contractors	\$53,278.24
Insurance	4,714.75
Office Supplies & Software	\$1,569.30
QuickBooks Subscription	262.50
Total for Office Supplies & Software	\$1,831.80
Other Business Expenses	200.00
Repairs & Maintenance	\$11,664.40
Equipment & Supplies Reimbursement	377.00
Total for Repairs & Maintenance	\$12,041.40
Taxes	150.00
Waterways	10,450.00
Total for Expenses	\$86,788.62
Net Operating Income	-\$25,748.25
Other Income	
Interest Income	4,785.74
Total for Other Income	\$4,785.74
Net Other Income	\$4,785.74
Net Income	-\$20,962.51

FALWUA Budget Overview Report
Fairview Acres Lateral Water Users Association
 January 1-December 31, 2026

	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026	TOTAL
Income													
Billable Expense Income													
Annual Assessments				80,000.00									80,000.00
Total for Billable Expense Income				80,000.00									\$80,000.00
Total for Income				80,000.00									\$80,000.00
Cost of Goods Sold													
Gross Profit				80,000.00									\$80,000.00
Expenses													
Administration Costs													
Electronic Payment Fees				125.00									125.00
Mailbox Rental							300.00						300.00
Meeting Expense		250.00	250.00	250.00									750.00
Petty Cash					250.00								250.00
Postage & Copies		700.00		700.00					700.00			700.00	2,800.00
Recording Fees					195.00								195.00
Total for Administration Costs		950.00	250.00	1,075.00	445.00		300.00		700.00			700.00	\$4,420.00
Contractors													
Association Management	3,735.00	3,915.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	25,650.00
Ditch Rider	1,350.00	420.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	20,770.00
Total for Contractors	5,085.00	4,335.00	3,700.00	3,700.00	3,700.00	3,700.00	\$46,420.00						
Insurance													
Job Supplies		260.00				3,384.00	1,500.00						4,884.00
Legal & Professional Services													
Office Supplies & Software			150.00										150.00
LandPro Software Subscription		1,314.72											1,314.72
QuickBooks Subscription	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
Website Domain Subscription				226.87									226.87
Total for Office Supplies & Software	30.00	1,344.72	30.00	256.87	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	\$1,901.59
Repairs & Maintenance													
Equipment & Supplies				5,000.00				5,000.00		5,000.00			15,000.00
Reimbursement													
Total for Repairs & Maintenance				5,000.00				5,000.00		5,000.00			\$15,000.00
Taxes													
Waterways			250.00										250.00
Total for Expenses	5,115.00	6,889.72	4,380.00	23,865.87	5,675.00	3,730.00	4,030.00	8,730.00	4,430.00	8,730.00	3,730.00	4,430.00	\$83,735.59
Net Operating Income	-5,115.00	-6,889.72	-4,380.00	56,134.13	-5,675.00	-3,730.00	-4,030.00	-8,730.00	-4,430.00	-8,730.00	-3,730.00	-4,430.00	-\$3,735.59
Other Income													
Interest Income	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.63	4,700.00
Total for Other Income	391.67	391.67	391.67	391.63	\$4,700.00								

FALWUA Budget Overview Report
 Fairview Acres Lateral Water Users Association
 January 1-December 31, 2026

	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026	TOTAL
Other Expenses													
Net Other Income	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.67	391.63	\$4,700.00
Net Income	-4,723.33	-6,498.05	-3,988.33	56,525.80	- 5,283.33	-3,338.33	-3,638.33	-8,338.33	-4,038.33	-8,338.33	-3,338.33	-4,038.37	\$964.41