

STREAMVIEW HOA ANNUAL MEMBER MEETING

July 11, 2024

Members from eighteen properties were in attendance, and six proxies had been given by homeowners that could not attend the meeting.

The minutes from the May 23, 2023 member meeting were read and motion carried to accept.

Bank Report Update by Landra Girard: Checking \$6,689.31, Savings \$15,405.00 All bills received to date are paid. A profit and loss summary statement was distributed to the attendees covering January 1 – July 11, 2024. It was requested and agreed upon that the financials will be detailed (line-itemed) versus a summary going forward.

Irrigation Committee Update by Dave Drabek: There is a 60/40 split with Stevens Springs (60%) and Streamview (40%) responsible for our irrigation system. In June 2024 a main pipe going into the pumphouse had to be replaced, the repair has been completed with no further issues at this time.

A group discussion was held regarding the feasibility of putting shut-off valves on both subdivision's systems, so that if one system goes down for repair the other subdivision's irrigation water would not need to be shut off. Dave Drabek will contact Stevens Springs to discuss.

Board Election and Committee Volunteers:

Annual election of Board Members was held. The following are the newly elected HOA Board Members:

Lynn Anderson
Lucas Alleman
Mark Borg
Dave Drabek
Landra Girard
Brandon Larson

ACC Committee Members:

Paula Adams
Jame Bygrave
Eric Plegge

Irrigation Committee Members:

Dave Drabek
Richard Girard

Old Business:

The Streamview Homeowner Association CC&Rs are being reviewed by the Board for possible updates and changes. Homeowners are asked to submit any proposed changes that you would like to have reviewed to the Board by July 31, 2024. You can give your ideas/proposals to any Board member, or drop off at the HOA mailbox on Landra's front porch @ 675 N Ramey Creek Avenue.

When the Board has completed the final draft, an attorney will be hired to look them over. Once the attorney has vetted them, a written copy of the proposed CC&Rs will be mailed to each HOA member household along with a ballot to vote to accept or deny the proposed CC&R changes. Majority vote will be the decision.

New Business:

Thank you card was given to Jim Adams, in recognition and gratitude for his ongoing help with the common areas of our community. Jim does many routine tasks that we are thankful for, such as: waterfall filter cleanout, adjusting sprinkler heads, and edge trimming. Most recently he completed multiple repairs to the lawn sprinklers in the common area park and hauled off the downed limbs in the park area after a windstorm. Thank you, Jim!

Thank you card was given to Lynn Anderson, to thank him for his chainsaw skills and jumping in to volunteer to help with the clean-up of multiple large limbs that fell in the common area park during a recent windstorm. Thank you!

Swales

The decision to change the mowing of the swales from the landscaping company (Brett's) to Homeowners has been reversed. Homeowners were not happy with this decision, and it's come to light that it was not a decision that our CC&Rs allowed. It was voted on and passed, to have the landscaping company mow the swales, which will bring about the necessity to raise the annual Homeowner dues starting in 2025 by \$100 per year. This \$100/year is a best estimate, until the 2025 contractor bids are reviewed and the budget is set, there is no way of knowing the exact increase figure.

Brett's Lawncare was contacted to start mowing the swales again for the remainder of 2024, however unless we agree to pay overtime for this service they cannot put it back in our contract. The overtime fees are not something that we can comfortably handle within the HOA budget, so homeowners will need to continue mowing the swales thru the end of 2024, until this can be added to the new 2025 contract.

Request for homeowners to please let a Board member know if you notice any issues with sprinklers in the swales in front of your house, so Brett's can be notified and tracked for fixing the issue.

The Board will review Brett's current landscaping contract in regard to the sprinklers and Brett's responsibility for the upkeep.

There are drainage issues with the swales in front of many homes in our subdivision. When it rains, many of the swales are flooding out into the streets and up into yards. The Board will contact ACHD to clarify who is responsible for drainage repair in the swales – ACHD or HOA? Once this is determined, corrective measures will be taken to fix the swale drainage issues.

Landscaping

The large ornamental grasses on either side of the front subdivision entrance were taken out because they were causing street view issues. Meeting attendees discussed the need to review/change/upgrade the front entrance landscaping. The ACC Committee will review for a new landscaping plan. Paula Adams of the ACC Committee volunteered to head up getting a plan together. Residents may be asked to volunteer to help plant, dig, etc. once a plan is established.

Discussion to have community yard days to help keep up the maintenance on the common areas. Suggestion to possibly reach out to schools for volunteers to help, as some schools have programs such as this.

A police flag was recently raised on the flagpole along with the existing American flag. Within a few days, the police flag was stolen from the pole. After discussion, it was voted on and passed, to have only the American flag and the Idaho State flag on the flagpole. To eliminate any issues, no other flags are to be flown on the Streamview community flagpole.

Discussion regarding our landscaping contract, the largest annual expense for our HOA. Many homeowners are not happy with our current Brett's Landscaping Company. Bids are requested each year for the landscaping work and are reviewed by the Board. It was suggested that Streamview and Stevens Springs subdivisions work together this coming year for bids, hoping that a landscaping company will give better pricing and contracts if they can secure both subdivisions' work. Homeowner Jeff Dee is familiar with the landscaping world and will get a list of landscaping companies that we can contact.

General Member Discussion:

Members want better communication from the HOA Board. Going forward, all current board members should get access to the website. This will allow for better, quicker posting of notifications and other pertinent information. Homeowner Robbie Destocki has experience with website maintenance and volunteered to help with the website.

Suggestion from Members to have a 'Frequently Asked Questions' (FAQ) section put on our HOA website.

Discussion to have a community party get together, to decorate and put-up Christmas lights in the front entrance to subdivision. More will be decided on this as we get closer to November.

Meeting notes written by HOA Secretary, Beth Drabek.