

2026 Streamview HOA Annual Member Meeting

Executive Summary

- **HOA annual assessment increased to \$700** for the 2027 fiscal year to address a steadily decreasing cash reserve and rising operational costs.
- **2026 Board of Directors elected** consisting of Jeff Dee as President, Dave Drabek as Treasurer, and a new member, James Bygrave replacing the outgoing Brandon.
- **Key landscaping and irrigation updates:**
 1. *Summer Lawns* contract maintained for 2026 with a minimal 2% increase, following a 30% savings compared to previous vendors.
 2. Approval to introduce **grass carp** into the *Steven Springs* pond as a low-cost biological solution to mitigate persistent pump-clogging moss.
 3. Dave Drabek confirmed a **30% reduction in power expenses** following the installation of new streetlight sensors.
- **Strategic decisions and next steps:**
 1. **Holiday lighting:** Jeff Dee to obtain three competitive bids for a seasonal rental program (estimated at **\$25 per lot**) following community interest.
 2. **Community engagement:** The board will organize one "friendship" social event to gauge interest in rebuilding neighborhood togetherness.
 3. **Operational efficiency:** Dave Drabek reduced *QuickBooks* costs from **\$810 to \$310 annually** by optimizing user licenses.
- **Action items:** Jeff Dee to investigate canal bank erosion responsibility with *Middleton District* and explore shade-tolerant ground cover for park beautification.

Full Summary

Governance and Meeting Administration

- The 25/26 HOA annual meeting was held on May 21, 2026, with a formal call to order established after confirming a quorum.
 - There were 15 lots represented at the meeting through attendance or proxy, which exceeded the requirement of 14.1 lots for a formal annual meeting.
 - Proof of meeting notice was confirmed via an email sent on April 18, 2026, satisfying the requirement that notices be sent between 10 and 60 days prior to the meeting.
- The board emphasized that email remains the primary and official channel for all community communication.
 - This method ensures a permanent record of decisions and vendor accountability.
 - Documentation is maintained to facilitate seamless transitions when board members cycle off.

- The community website is updated on a quarterly or bi-monthly basis to share financial reports and event notices.

Financial Position and 2026 Budget Outlook

- The board approved an increase in annual dues from 575 dollars to 700 dollars per lot.
 - The 700 dollar figure is based on a core operating budget of approximately 32,300 dollars divided among the 47 lots.
 - Current cash reserves have been steadily decreasing due to rising vendor costs and unexpected repairs.
 - Without the increase, the HOA would face a deficit, as the 575 dollar rate no longer covers annual operating expenses.
- Dave Drabek reported significant progress in reducing administrative and utility overhead.
 - QuickBooks expenses were reduced from 645 dollars to 310 dollars by optimizing the number of users on the account.
 - Electrical expenses for streetlights were reduced by 30% after replacing faulty sensors that were causing lights to remain on 24 hours a day.
- Landscaping and common area maintenance represent approximately 70% of the total HOA expenditure.
 - The annual contract with Summer Lawns costs 1,333 dollars per month.
 - Last year, the HOA spent 2,800 dollars on tree trimming and additional funds for removing large juniper bushes at the entrance.
 - A 500 dollar quote for a manifold box repair was mitigated when a member completed the work for 51 dollars in parts.

Infrastructure and Maintenance Updates

- The HOA is involved in a cost-sharing agreement for the Steven Springs Pond, where it is responsible for 40% of all operating and repair costs.
 - Recent repairs included a 2,000 dollar expense to fix a pinhole leak in a 10-inch pressurized line.
 - To mitigate recurring costs from moss clogging the pump—which currently requires hiring divers—the board is moving forward with a plan to introduce grass carp.
 - Permits have been filed with Idaho Fish and Game to allow the introduction of the fish to manage vegetation biologically.
- Weed mitigation along the canal resulted in an unexpected expense of 400 to 500 dollars.
 - The Noxious Weed Board issued a 10-day notice for compliance regarding growth along the canal.
 - While the Middleton Canal District holds an easement, research confirmed the HOA retains underlying ownership and maintenance responsibility for the weeds.
- The Irrigation Committee, led by James Bygrave and Jim Adams, reported the replacement of a two-inch valve that services the park area.

- Ongoing repairs are being managed to address sprinkler heads damaged by heavy mowing equipment.
- The board will request that landscaping crews adjust mowing patterns to avoid heads positioned at 45-degree angles along the swells.

Committee Reports and Community Improvements

- The Architectural Control Committee (ACC) reported a quiet year with minimal activity.
 - Approvals were granted for two new roofs and several paint and landscaping requests.
 - James Bygrave noted that a new inquiry for a roof replacement was received in the days immediately preceding the meeting.
- A proposal for professional holiday lighting at the neighborhood entrance was presented as a potential community improvement.
 - The estimated cost is 1,200 dollars, which would break down to approximately 25 dollars per lot as a one-time fee.
 - The service would include the rental, installation, removal, and storage of lights for three to four trees and entrance poles.
 - Jeff Dee committed to obtaining three competitive bids before presenting a final proposal to the membership for a consensus vote.
- The board intends to revitalize the Social Committee to improve community engagement.
 - An initial event, such as a park barbecue, will be organized to gauge interest and participation levels.

Board Elections and Administrative Action Items

- A new Board of Directors was elected to serve the upcoming term.
 - Jeff Dee was re-elected and will continue in the role of President.
 - Dave Drabek was re-elected and will continue serving as Treasurer.
 - James Bygrave was elected to the board, filling the vacancy left by Brandon, and will likely assume secretary duties.
- Several specific action items were identified for follow-up by the new board:
 - The board will investigate erosion issues where the canal is encroaching on the banks.
 - Landscaping options, such as "Creeping Jenny" or other shade-tolerant perennials, will be researched to cover bare earth on the park hill.
 - A formal reminder will be sent to the community regarding the requirement to store trash cans out of public view.
 - The board will address a compliance issue at property 9863 involving debris accumulation in the driveway.
 - Physical signage will be placed at the entrance to the neighborhood to supplement email reminders for future meetings.

- The meeting was formally adjourned at 8:23 PM.

Meeting Attendees

- Jim and Paula Adams
- Mark and Sarah Borg (by proxy)
- James and Andrea Bygrave
- Jeff Dee
- Patty and Rob Destocki
- Dave and Beth Drabek
- BB and Tom Evans
- Allie, Allen, and Patty King
- Brandon Larson
- Tom and Ruby Pike (by proxy)
- Ray and Lynn Prentice
- Demi Renz - two lots (by proxy)
- Tanner Stellman (by proxy)
- Sharon Walker

