

Executive Summary:

- The HOA is in a stable financial position with \$27,786 cash on hand and a projected year-end balance of \$11,220 - \$14,000. Key updates include amended CC&Rs, a new enforcement resolution, and a change in landscaping company resulting in \$2,000 savings.
- Brandon, Jeff, and Dave were elected as board members. The Architectural Control Committee and Irrigation Committee welcomed new volunteers, with plans to address ongoing irrigation issues.
- Community members were informed about an upcoming fire department levy vote on May 20th, requesting \$2.25 million to fund 12 firefighters and improve response times. The HOA is also addressing irrigation system problems, including algae-clogged screens and potential future treatments.

Meeting Notes:

Call to Order and Introduction

- Meeting called to order at 7:17 PM by Mark Borg, HOA President
- Board members present:
 - Mark Borg - President
 - Dave Drabek - Treasurer
 - Brandon Larson - Secretary
- Lynn Anderson absent, represented by proxy
- Quorum confirmed with 15 lots represented in person and 8 by proxy (23 total, 15 required)

President's Report

Communication Updates

- Increased use of website for posting HOA information
- Moved towards using email for communications this year
- Quarterly board meetings held (except 4th quarter due to lack of quorum)

CC&R Amendments

- CC&Rs amended to update language and correct spelling/punctuation
- Amended version filed with county and posted on website
- Voting results: 80% in favor for amendments 1, 2, 3, and 5; 79% in favor for amendment 4

Enforcement Resolution

- New enforcement resolution created to outline fines and fee structure
- Available on website under documents tab

- Fines based on percentages of annual assessment (e.g., 25% for ACC violations, 50% for CC&R violations)
- Includes notification schedules and timelines for disputes in accordance with Idaho Code

Treasurer's Report

- Current cash on hand: \$27,786
- Remaining association income (installment payments): \$3,283
- Projected year-end balance: \$11,220 - \$14,000
- Steven Springs Irrigation Issues:
 - \$1,600 repair needed for algae-clogged screen (HOA responsible for 40%)
 - Discussing potential algae treatment with Steven Springs HOA to prevent future issues
- Bad debt reserve of \$1,780 expected to be recovered

Secretary's Report

Swale Repair Process

- Ongoing flooding issues in cul-de-sac during rain/snow melt
- Process for reporting to ACHD:
 - Visit ACHD website, go to "My Commute", click "Report an Issue"
 - Minor maintenance is HOA responsibility
 - Major flooding issues are ACHD responsibility
- Brandon has submitted multiple requests since January, will continue to follow up

Landscaping Updates

- New landscaping company: Summer Lawns
 - Saved HOA \$2,000 compared to previous provider
 - Cleaned up tree canopies and opened up view of waterfall
 - Plans to remove broken tree near park
 - Removing large juniper bushes at subdivision entrance for safety, replacing with smaller shrubs
 - Using pre-emergent granular treatment in flower beds to suppress weeds
- Homeowners encouraged to report any landscaping issues to the board

Committee Reports

Architectural Control Committee (ACC)

- Four projects approved since August of the previous year:
 - Pergola and flatwork for patio
 - Greenhouse
 - Fence coloration
 - Tree removal
- One project denied (details not specified)

- ACC request forms available on the HOA website

Irrigation Committee

- Several issues reported this year:
 - Multiple homeowners required repairs before system turn-on, causing delays
 - Recent issue with Steven Springs Pond being plugged up
 - Diver scheduled for repairs, water expected to be available by Wednesday
- Discussing algae control measures with Steven Springs to prevent future issues
- Some swale irrigation lines may need maintenance or repairs
- Brandon to review irrigation system components and timers with Summer Lawns

Social Committee

- Recent events:
 - Community garage sale (smaller turnout than previous year)
 - Opened event to artisans and crafters (no participants this year)
- Upcoming events:
 - Fourth of July flag display throughout the park
 - Considering a summer picnic
- Community Member seeking input on additional community activities (e.g., book club, girls' night)
- Communication channels: Nextdoor, Facebook community page, email, and direct contact with Community Member

Election of New Board Members

- Nominations received for:
 - Jeff Dee
 - Richard Gerard
 - Brandon Larson
 - Dave Drabek
- Seeking to elect a board of three members
- Voting process:
 - One vote per household/lot
 - Proxy votes included
 - Ballot counting committee: Andrea, Tom, and Jeff
- Election results:
 - Total votes cast: 69
 - Brandon: 19 votes
 - Dave: 20 votes
 - Jeff: 19 votes
 - Richard: 11 votes
- Newly elected board members: Jeff Dee, Dave Drabek, and Brandon Larson

Volunteer Committees

- Architectural Control Committee (ACC):
 - James Bygrave and Paula Adams will remain on the committee
 - Patti Destocki volunteered as a new member
- Irrigation Committee:
 - Jim Adams nominated to join the committee due to his expertise
 - James Bygrave volunteered to assist with Steven Springs irrigation issues

New Business

Front Entrance Landscaping

- Plan to remove large juniper bushes at subdivision entrance
- Will be replaced with smaller shrubs to maintain appearance while improving visibility
- Dirt will be allowed to settle before replanting
- Paula to continue with beautification efforts at the front entrance

Tree Planting Considerations

- Discussion about potentially planting new trees in common areas
- No specific plans in place, but board is open to suggestions
- Future plans will depend on budget considerations

Adjournment

- Meeting adjourned shortly after the election results were announced
- Mark offered to stay after the meeting to answer any additional questions from homeowners

Attendees

- Mark Borg
- Dave & Beth Drabek
- Brandon Larson
- AJ Armstrong
- Ray & Lynn Prentice
- Scott Nickell
- James & Andrea Bygrave
- Dale Gerking
- A. Anderson
- Jeff Dee
- Rob & Patti Destocki
- Tom & Ruby Pike
- Jim & Paula Adams
- Richard Girard
- Tom & Bebe Evans