

Annual Homeowners Meeting – November 18, 2021

Eagle Nazarene Church

7 to 8:20 PM

Board Members:

Jeff Solomon (Board President)

Colin Elliott (Secretary)

Mike Farlow (Valley Property Management)

Brian Corey (Treasurer) was not able to attend

Since 60% of homeowners weren't in attendance or had submitted a proxy, a quorum was not met, and an official meeting could not take place (as per the CCRs). A re-scheduled homeowners meeting will be conducted within the next 3 weeks, at which time, only 10% of homeowners are required for a quorum and official business such as voting for the 2022 board members and finalizing the annual assessments will be conducted.

Tonight's meeting continued as an open forum, where the meeting agenda items were discussed, and homeowners provided comments.

1. 2021 Financial Statement (as of 11-17-21) and estimated budget for 2022

a. Jeff reviewed the 2021 financials and highlighted the major expenses that occurred this year, such as the purchase and installation of the new pump drive and the acquisition of a new backup pump (paid down-payment only since full payment will be made after installation). (A copy of the financial spreadsheet is attached below.)

b. The 2022 Estimated budget includes a 10% increase in homeowner dues and expected added costs for routine landscape maintenance.

c. It should be expected that in 2022 there will be costs associated with replacement of irrigation timer, pipes, landscape lighting and additional tree and shrub replacement. This expense will be taken from the reserve fund.

2. Homeowner Dues for 2022

The HOA Board plans to increase dues by 10%, starting in January 2022 and 2023. This will be necessary to cover the added costs for a new landscape contract and Increased spending for replacement of outdated irrigation and lighting fixtures

3. Landscape Issues

a. Our current contract with Idaho Landscape expires this year so a new contract is needed. Due to all the issues noted with their performance this year, it is expected that a new company will be chosen. The bids from each company are listed below:

Idaho Landscape:	\$53,900
Cutting Edge:	\$62,189
Aloha:	\$69,400
Summer Lawns	\$74,830
Franz Witte	Not yet received but expected to be the highest

Jeff has investigated the performance of these companies and Cutting Edge is expected to be the best quality for the cost. The 2022 contract will be set up for only one year.

b. Issues with Idaho Landscape were discussed

- unresponsive to overwatering and underwatering
- did not properly test and repair the irrigation system at start of year

- continue to damage landscape lighting when mowing
  - poor tree and shrub pruning
  - overuse of weed whackers and blowers around tree roots
- c. Replacement Landscaping for the Entrance Waterfalls
- major problems getting any proposals from landscape designers
  - Chuck Moore may have a contact who can provide a plan
- d. Landscape Lighting and Playground Equipment
- Alloway Electric will be asked to fix the flashing light on State St
  - Fixtures should be replaced with LED systems
  - Playground equipment should be inspected to make sure there are no safety issues or major problems with vinyl coating

#### 4. Benari Estates Development

- a. Current development plan rejected by Eagle Planning and Zoning due to issues with density, street width, access to State and Ballantyne
- b. A meeting is planned for December to discuss a new plan for the development. This an Eagle Planning and Zoning committee.
- c. Jeff has been in communication with Karl Vogt, who is organizing the homeowners of Pine Ranch to oppose the current development plan.
- d. The HOA board will investigate how Countryside homeowners might be able to join the Pine Ranch effort. Info will be posted to the Countryside website. Countryside homeowners encouraged to provide their email addresses so timely info can be provided.
- e. Any new development plans must focus on the expected entrance on Ballantyne, improvements needed for the intersection at State and Ballantyne and requiring an entrance to Benari directly on State St.

#### 5. Homeowner Comments and Statements:

- a. John Caywood provided a handout describing landscaping techniques to improve privacy and noise issues and solutions to current landscape maintenance problems that are causing premature death to trees and shrubs. Jeff offered to incorporate these ideas into the new landscape contract, where possible.
- b. Dave Druzisky will provide a list of landscaping specifications that should be used to evaluate the final contract with the new company. He would like to see Cutting Edge respond as to how they will meet these requirements prior to signing the contract. He also advocated to keep Thursday as the planned day for mowing of the common area.
- c. Homeowners Mark Whipps and (a woman I do not know her name) asked if it was possible to "reduce" the size of the common area to reduce landscaping costs. Jeff offered to ask a landscape designer to propose changes that might reduce maintenance costs.
- d. Julie Moore asked what was being done about the uneven sidewalks and related trip hazards in the common areas. Mike Farlow noted that ACHD was notified of these issues earlier this year but has not yet responded. It is likely they may be able to start repairs in 2022.
- e. It was noted in the meeting that the new irrigation pump drive made a big difference in reliability of the irrigation system this year. This was a big win!

#### 6. New Board Members or Other Volunteers for 2022

Mike asked if anyone in attendance would be able to serve on the HOA board. No one volunteered.

Countryside Estates Neighborhood Association, Inc.								
	2021 Est.	2021 Actual	2022 Est.					
<b>Income</b>								
Current Years Dues	\$95,680.00	\$90,836.13	\$104,880.00					
Reserves	\$14,720.00	\$14,120.39	\$16,560.00					
Association prepaid income	\$0.00	(\$429.24)	\$0.00					
Delinquent Dues	\$0.00	\$780.00	\$0.00					
Buyer Transfer Fee	\$0.00	\$3,200.00	\$0.00					
Money Market Interest	\$0.00	\$100.19	\$0.00					
Checking Acct. Interest	\$0.00	\$38.83	\$0.00					
Finance Charge	\$0.00	\$299.06	\$0.00					
<b>Total Association Income</b>	<b>\$110,400.00</b>	<b>\$108,945.36</b>	<b>\$121,440.00</b>					
<b>Common Area Expense</b>								
Capital Improvements / Pump & irrigation upgrades	\$10,000.00	\$0.00	\$0.00					
Flowers/Contract	\$1,714.00	\$2,188.00	\$2,200.00	Aloha	Idaho	Summer	Franz	Cutting Edge
Contract/Landscape Maintenance	\$49,540.00	\$44,586.00	\$62,189.00	\$69,490.00	\$53,900.00	\$74,830.00	\$0.00	\$62,189.00
Non-Contract/Additional Maintenance / Trees	\$14,750.00	\$15,455.00	\$10,000.00					
Non-Contract/Sprinkler Repair Parts	\$1,250.00	\$1,812.00	\$2,000.00					
Non-Contract/Sprinkler Repair Labor	\$1,075.00	\$3,860.00	\$4,000.00					
Water/Drainage Dist. Tax	\$177.50	\$0.00	\$177.50					
Water/Dry Creek Ditch Annual Assess.	\$2,377.00	\$2,377.00	\$2,377.00					
Water/#06002926921111(Grass Flats)	\$170.00	\$141.18	\$170.00					
Water/#06003926921111(Mountain Ck)	\$170.00	\$141.16	\$170.00					
Irrigation Pump System/Repairs/Pumps/Filters/Structure	\$300.00	\$7,320.27	\$5,000.00					
Irrigation Pump System/Maintenance/Vaults/Drains	\$190.00	\$190.00	\$190.00					
Waterfalls/Monument Repairs	\$0.00	\$0.00	\$0.00					
Power lights, clock, sprinklers etc.	\$1,710.00	\$1,387.85	\$120.00					
Electricity/2206291177/Mtr PmpHs 435Balltyn	\$7,200.00	\$6,744.03	\$7,200.00					
Lighting	\$1,030.00	\$0.00	\$1,000.00					
Miscellaneous	\$0.00	\$220.00	\$0.00					
<b>Total Common Area Expense</b>	<b>\$91,653.50</b>	<b>\$86,422.49</b>	<b>\$96,793.50</b>					
<b>General Operating Expense</b>								
Idaho Corporate/Income Tax	\$10.00	\$32.00	\$32.00					
Tax Preparation/Accounting Fees	\$155.00	\$160.00	\$160.00					
Management	\$6,300.00	\$5,250.00	\$6,624.00					
Postage	\$375.00	\$295.14	\$350.00					
Supplies	\$275.00	\$205.90	\$250.00					
Insurance	\$1,400.00	\$1,364.00	\$1,400.00					
Website Fee	\$177.00	\$119.88	\$150.00					
Attorney Fees / ccr review	\$2,500.00	\$0.00	\$2,500.00					
Signs	\$0.00	\$0.00	\$0.00					
<b>Total General Operating Expense</b>	<b>\$11,192.00</b>	<b>\$7,426.92</b>	<b>\$11,466.00</b>					
<b>Total Expense</b>	<b>\$102,845.50</b>	<b>\$93,849.41</b>	<b>\$108,259.50</b>					
<b>Operating Net Income</b>	<b>\$7,554.50</b>	<b>\$15,095.95</b>	<b>\$13,180.50</b>	<b>\$14,720.00</b>	<b>(\$1,539.50)</b>			
<b>Required share account balance</b>		<b>\$25.03</b>						
<b>Carry Over Reserves 12-31-2020</b>		<b>\$89,335.55</b>						
<b>Carry Over Operating 12-31-2020</b>		<b>\$30,140.34</b>						
<b>Account balance all accounts as of 11-17-2021</b>		<b>\$119,500.92</b>						