

**11th Board Meeting
Reflection Lane Homeowners Association
Minutes
20 March 2006**

Location: Kimbrell Residence (8820 Reflection Lane)

Attendees: Kaye Kimbrell (Vice President)
Shelly Henry (Temporary Board member)
Calvin McDonald (Sec., minute's author)

NOTES:

On October 19th, 2005 Toni DuGal formally resigned as a Board member and President of the HOA. This event was driven by the sale of her home which made her ineligible to be a Board member. In accordance with the CC&Rs, the remaining two Board members appointed a temporary Board member to fill the empty position until the regularly held annual elections in April. Shelly Henry (Lot 41A) accepted this responsibility.

MEETING MINUTES:

Kaye Kimbrell called this meeting of the Board and the following was the agenda:

- Develop a plan to decide if the canal company License Agreement should be signed by the Board.
- Develop a plan to formally document the HOA's ownership of the new irrigation system targeted to be installed on Lot 38B (Sterling).
- Develop a plan to create the closing agreement with Kim Bailey on the existing irrigation system.
- Determine if an Irrigation Legal Committee meeting is needed and if so pick a time and location and generate an agenda.
- Plan the Annual HOA meeting for April

Canal Company License Agreement:

Alan Mills has been actively pursuing the installation of a new irrigation system for the HOA through most of the winter. Progress has been much slower than desired but the Board is very optimistic about the location, quality and cost of the new system. Alan Mills has agreed to pay for the entire system. The HOA will not incur any cost for the system. Initially it was proposed that the system be located on the northeast corner of Lot 38A (DuGal) and draw water from the concrete v-ditch running along the south side of Reflection Lane. The canal company would not approve this location so Alan pursued locating the pump house on the canal bank at the northeast corner of Lot 38B (Sterling).

Alan has spent considerable time preparing all the easements and other arrangements to secure this location. Both owners of Lots 38A and 38B have signed easements to allow for the system. Easements have been obtained to routing power to the pump location from the east as well as service access from Dan's Road.

The Board is now being asked to sign a License Agreement with the canal company which will allow us to install the system on the canal bank. This event is the last and only event blocking construction start of the new system. The Board had reviewed the License and agreed previously to have our attorney review it to make sure it was a reasonable agreement. Our attorney has given some feedback via email which we discussed as a Board in the meeting. After some discussion the Board still had a couple of questions for the attorney before we were comfortable signing the document. Calvin as assigned to get back with the attorney and resolve our final questions. The basic concern being that we have to formally close any agreement with Kim Bailey on the old system and do not have any written documentation in place as to the ownership of the new system. The Board believes these two events may need to occur before we should sign the canal company License.

New Irrigation System Ownership:

The HOA's attorney pointed out that there is no legal documentation stating the intended ownership of the new irrigation system to be install on Lot 38B (Sterling). The Board agreed to ask the attorney to write such a document. Alan Mills has already agreed to sign such a document. Calvin was assigned to get with the attorney and have this document written, and they have it signed by Alan and the Board.

Closure with Kim Bailey:

Some time ago, Kim Bailey's attorney sent the HOA as written proposal of 3 potential solutions acceptable to her to resolve the issues with the existing irrigation system. The Board and Alan Mills have spent considerable time studying the proposals, picking one and working toward meeting it. This has taken much longer than expected. The HOA owes Kim a response to the proposals. To date, this could not be done because Alan Mills wasn't willing to accept any agreement with Kim until it became clear that the solution selected was achievable. Last week Alan deemed the solution achievable and said we could move forward with a closing agreement with Kim.

Calvin was assigned by the Board to work with the HOA's attorney toward closure with Kim.

Irrigation Legal Committee Meeting:

It was determined that an Irrigation Legal Committee meeting would only be needed if more funds are needed to complete the closure of the irrigation system issues. At this point if appears the previously approved assessment limits will cover forthcoming expenses from the HOA's attorney so no meeting was planned.

It was also concluded that given some Committee members have not been kept up to date with recent developments that a Board member would call each and bring them up to

date. Calvin to contact Chris (new owner of Lot 40A (was Marlatt)), Shelly to contact Lot 41B (Poyzer) and Kaye to contact Lot 40B (Young). The other Committee members have been more involved and are more up to date.

Annual Association Meeting:

The date of April 10, 2006 was selected for this year's annual meeting. Shelly Henry volunteered her home (8923 Reflection Lane – Lot 41A) for a location to hold the meeting. The following agenda was tentatively proposed:

- Assessments
- Financial Report
- Vote on reallocation of funds
- Irrigation System Report
- Discussion of Common Area Landscaping
- Election of New Board Members

Calvin was assigned to mail notices to each Association member.

11 new Action Items captured below (78 - 88)

Calvin McDonald

Action Item Log

	Action Item	Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
1	Have Rich Porter set up association then transfer to homeowners	4/10/02	5/1/02	5/28/02	Sheri Maupin	Done
2	Verify power has been connected to irrigation system, learn about system, set up irrigation schedule, and investigate if pond can be hooked up to water rights now.	4/10/02	5/1/02	5/28/02	Jim/Terry	Done, system in use routinely by DuGal's and McDonalds.
3	Evaluate the anticipated expenses and make a proposal on the assessment to the association.	4/10/02	5/1/02	5/28/02	Board	Done, found no reason to alter the \$200.00 called out in the current CC&R's
4	Repair lights at entrance	4/10/02	5/1/02		Sheri Maupin	Void
5	Draft amended language for architectural control	4/10/02	5/1/02	7/19/02	Margaret	Done
6	Contact General Contractor on road to discuss what testing was completed.	4/10/02	5/1/02	5/28/02	Toni	Done, Toni contacted American Paving and received a verbal description of the construction of the road. We determined we needed more. Follow-on Action logged below as #12
7	Investigate additional information about turning road over to county	4/10/02	5/15/02	7/19/02	Board	Done, Toni gather data. Additional data may be obtained while we await HOA decision about fate of road.
8	Find out information about proposed church (contact Ron Thurber)	4/10/02	5/1/02	5/28/02	Toni	Done, Toni acquired elevation and plat drawings of proposed building. Drawings on file for members availability at McDonald's home.
9	Contact Sheri and have old culverts removed	4/10/02	5/1/02		Toni	Done
10	Is there an irrigation system pipe ripped out on Todd's lot?	4/10/02	5/1/02	5/28/02	Todd	Done, false alarm.
11	HOA's By-laws written up	5/28/02	7/1/02	7/19/02	Margaret	Done
12	Contact American Paving and get more details about our road	5/28/02	7/1/02	7/19/02	Toni	Done

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
13	Obtain the master electronic copy of our CC&R's.	5/28/02	7/1/02	7/19/02	Calvin	Done
14	Meet with George Porter about entryway	5/28/02	7/1/02	7/19/02	Calvin	Done
15	Ask George Porter to maintain entryway	7/19/02	8/1/02	9/24/02	Toni	Done
16	Distribute HOA documents to members	7/19/02	8/1/02	9/24/02	Calvin	Done – 3-ring binder with all documents given to all lot owners.
17	Invoice members for 2002 dues	7/19/02	8/1/02	9/24/02	Calvin	Done
18	Have second amendment signed by all members.	7/19/02	8/1/02	9/24/02	Calvin	Done – all signed but David Kimbrell
19	Have irrigation system finished	7/19/02	8/1/02		Jim/Terry	Waiting until spring
20	Get entry lights and install them ourselves	7/19/02	8/1/02	2/13/03	Toni	Done
21	Have second amendment recorded	7/19/02	9/31/02	2/13/03	Margaret	Done
22	Contract Porter/Mills and request changes to Entry and Roadway property descriptions. Roadway to be deeded to HOA, Entry to be resurveyed to include portions of land currently owned by lots 42A and 42B.	9/24/02	9/31/02		Toni	Roadway had been deeded. Still working on resurvey of Entry
23	Contract Poyzer's and inform that the Second Amendment is in effect and they can now gather their 6 signatures for their out-building.	9/24/02	9/31/02	2/13/03	Calvin	Done
24	Get with Jim and discuss irrigation shutdown procedure and schedule.	9/24/02	9/31/02		Toni	
25	Get with Jim and discuss possible leak in Entry irrigation system and the flooding in Jim's lot	9/24/02	9/31/02		Toni	
26	Get with Jim and discuss possible chemicals that might be added to pond to control algae.	9/24/02	9/31/02		Toni	
27	Publish a News Letter	9/24/02	9/31/02		Toni	
28	Get liability insurance quotes on HOA-owned property	9/24/02	10/31/02	3/27/03	Margaret	Done

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
29	Contact Rich Porter about delay on paying back power bills	2/13/03	2/20/03	2/20/03	Calvin	Done
30	Check with Idaho Power on accuracy of irrigation power bill	2/13/03	2/20/03	2/20/03	Calvin	Done – Bill is correct.
31	Monitor Irrigation pump to determine source of high power bills.	2/13/03	2/26/03		Jim/Terry	Done
32	Produce a water schedule that will lower power bill	2/13/03	4/-/03		Jim/Terry	Not done
33	Determine if tax filing is required and file if so	2/13/03	3/15/03	3/27/03	Margaret / Calvin	Done, filed
34	Ask Terry to file construction paperwork for new barn	2/13/03	2/13/03	2/13/03	Toni	Done
35	Mail Annual Meeting Notification letters to all members	3/20/03	3/31/03	3/26/03	Calvin	Done
36	Call all members and verify receipt of Annual Meeting Notification letter.	3/27/03	3/31/03	3/31/03	Calvin	Done
37	Call father-in-law about liability insurance	3/27/03	4/10/03		Toni	
38	Stop Payment on check to Rich Porter.	3/27/03	3/28/03	11/6/03	Calvin	Done, check already cleared
39	Check on liability insurance held by Vic Lane HOA.	3/27/03	4/10/03	11/6/03	Calvin	Done
40	Post legal documents to HOA website.	3/27/03	4/10/03	11/6/03	Calvin	Done
41	Report on irrigation system and watering schedule.	3/27/03	4/10/03	11/6/03	Jim/Terry	Didn't happen, will not happen
42	Contact Irrigation Controller Installer (Brian) for details on who is responsible for the pump failure.	11/6/03	11/13/03	2/10/04	Calvin	Done
43	Contact Alan Mills to see if he order the work done on the irrigation system.	11/6/03	11/13/03	2/10/04	Calvin	Done
44	Contact Jeff at Agri-Lines and get is take on who is responsible for the bill, why the system failed and who ordered the work done.	11/6/03	11/13/03	2/10/04	Calvin	Done
45	Ask Jeff and Brian about winterization.	11/6/03	11/13/03	2/10/04	Calvin	Done
46	Locate key(s) to pump-house.	11/6/03	11/13/03	5/04	Toni	Done

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
47	Study the options and cost of finishing the common areas along side Reflection Lane with rock products.	11/6/03	11/13/03	4/10/04	Margaret	Done
48	Study where we got to on the CC&R amendment (time to complete construction)	11/6/03	11/13/03	2/10/04	Margaret/ Calvin	Done
49	Notify Jim/Terry of change to irrigation committee.	11/6/03	11/13/03	2/10/04	Toni	Postponed
50	Find alternate service company for irrigation system	2/10/04	3/10/04	4/10/04	Calvin	Done
51	Write letter to Agri-Lines declining to pay unauthorized bill.	2/10/04	3/10/04	2/17/04	Calvin	Done
52	Deliver copy of 3 rd Amendment to each homeowner for their records	2/10/04	3/10/04	2/14/04	Calvin	Done
53	File original 3 rd Amendment with official HOA paperwork.	2/10/04	3/10/04	2/14/04	Calvin	Done
54	Validate insurance quotes and check on lower deductible.	2/10/04	4/10/04		Toni	Done
55	Check to see if the Board can amend the Bylaws	2/10/04	4/10/04	4/10/04	Margaret/ Calvin	Done - yes
56	Research County records and determine lot ownership	2/10/04	4/10/04	4/10/04	Margaret	Done
57	Call County road department about hole in road by entry.	2/10/04	4/10/04		Toni	Done
58	Gather data on method of tapping ground or canal water to the pond	7/13/04	7/27/04		Kim	Done
59	Mail out July 27 th Association meeting notices	7/13/04	7/14/04		Calvin	Done
60	Call Burgess Pump and remind them to install our pressure sustaining valve.	7/13/04	7/14/04		Kaye	Done
61	Contact Skinner Land Survey company and have them come and help us understand our property and roadway boundaries.	7/13/04	7/27/04		Calvin	Done
62	Continue with effort to purchase liability insurance for the HOA	7/13/04	7/27/04	2/1/05	Kaye	Done

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
63	Mail March 1, 2005 Association meeting notice to members	2/15/05	2/16/05		Calvin	Done
64	Report last years category expenses to Toni to help here prepare for March 1 meeting.	2/15/05	2/18/05		Calvin	Done
65	Create agenda for March 1 meeting.	2/15/05	3/1/05		Toni	Done
66	Add Toni and remove Kim on IDADIV signature card.	2/15/05	3/1/05		Calvin	Open No longer needed
67	Have statement about unoccupied lots on insurance policy corrected.	2/15/05	3/1/05		Kaye	Done
68	Mail in State and Fed taxes.	2/15/05	2/16/05		Calvin	Done
69	Mail Annual Meeting notices w/proxy forms	4/7/05	4/8/05	4/8/05	Calvin	Done
70	Get sprinkler controller and pump house keys from Kim Bailey	4/7/05	4/14/05		Toni	Done
71	Ask Margaret to draft a Common Area Amendment to the CC&Rs	4/7/05	4/14/05		Toni	Done Margaret declined to help but gave general advice on the subject.
72	Contact insurance company about discrepancy in the deductible amount for our policy and the quote	4/7/05	4/14/05		Kaye	Done
73	Contact Alan Mills and inform him Calvin is the new irrigation contact person for the HOA	10/12/05	10/14/05		Calvin	Done
74	Mail in water right rent application	10/12/05	10/14/05		Toni	Done
75	Make payment to attorney	10/12/05	10/14/05		Calvin	Done
76	Mail invoices for legal fees (\$200/lot)	10/12/05	10/14/05		Calvin	Done
77	Contact George Porter and have him use Calvin's address for HOA correspondence	10/12/05	10/14/05		Toni	Done
78	Contact new homeowner of Lot 40A and get name of new HOA member.	3/21/06	3/28/06		Calvin	
79	Contact new homeowner of Lot 40A and update them on irrigation issues	3/21/06	3/28/06		Calvin	

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
80	Contact Poyzer's (Lot 41B) and update them on irrigation issues	3/21/06	3/28/06		Shelly	
81	Contact Young's (Lot 40B) and update them on irrigation issues	3/21/06	3/28/06		Kaye	
82	Contact attorney and have irrigation ownership document drafted.	3/21/06	3/22/06		Calvin	
83	Contact attorney and discuss final issue prior to signing canal company License Agreement	3/21/06	3/22/06		Calvin	
84	Contact attorney and discuss irrigation closing agreement with Kim Bailey (Lot 42B)	3/21/06	3/22/06		Calvin	
85	Mail notices of Annual Meeting to be held April 10 th	3/21/06	3/28/06		Calvin	
86	Get a formal description of the new irrigation system and installation from Alan Mills	3/21/06	3/28/06		Calvin	
87	Find out if the new system can be installed after the ditch water is turned on.	3/21/06	3/22/06		Calvin	
88	Get an estimate from attorney for remaining legal work needed to close the irrigation issues	3/21/06	3/22/06		Calvin	