

**12th Board Meeting
Reflection Lane Homeowners Association
Minutes
4 October 2006**

Location: Kimbrell Residence (8820 Reflection Lane)

Attendees: Buzz Young (President)
Kaye Kimbrell (VP)
Calvin McDonald (Sec., minute's author)

MEETING MINUTES:

Irrigation Conflict:

The Board reviewed the current status of the irrigation conflict with Lot 42B. The new irrigation system is in and working very well. The power bill is lower and users are happy with the system. The old system has been isolate to Lot 42B and believed to be working well for the Lot owner. The front entry sprinkling system is also working well, after being re-plumbed to allow water from either the new or old system. Also, each side of the road can be watered by separate systems if desired. Presently both sides of the road are being watered by the new system.

Outstanding is to close the final agreement with the Lot owner, which is believed to be the transfer of the old system to the Lot owner, removal of the easements for irrigation on said Lot and to update the CC&Rs to account for the change in the irrigation arrangements.

Calvin was assigned to contact Alan Mills and determine the progress on these activities. Calvin was also ARed to contact the HOA's attorney and determine the current status of the closing agreement document.

Insurance:

Kaye was ARed to contact the insurance company and see that our liability policy is updated to reflect the change in the irrigation system.

Irrigation System:

Calvin reported that the new system is working very well and the 4-5 users are very happy with it. Two attempts to meet with Jeff of Agri-Lines for system training have failed. Agri-Lines owes the HOA this training on the new system, in particular how to keep the main bearing oiled.

Also discussed is the fact that the ditch will be dry in another 10 or so days and we need to get the system shut down. Calvin was ARed to contact Jeff Forsberg at Agri-Lines to arrange for the training and get advice on the winter shutdown.

Front Entry:

The sprinkler plumbing has been updated to comprehend the new irrigation system and allow watering from it or the old system. Also supported is watering the north side with the old system while watering the south side with the new. Currently the system is set up to water both sides with the new system. Switching between these methods is accomplished with valves.

The entry is in need of work by the landscaper. The Board approved calling George Porter to shutdown the sprinkler system, blow out the lines and do any needed cleaning and weeding in the area. The Board also approve \$250 to have George refresh the bark on both sides of the road where it has worn thin.

The Board acknowledged that funds had been collected to replace the tree that died on the south side of the road. It was concluded that it was not urgent that we replace this tree this fall, or maybe ever. Buzz was ARed to contact George Porter and arrange to have this work done – the bark is pre-approved if less than \$250.

Legal Fees:

The HOA has an outstanding bill from our attorney that needs paid. Some of the funds to cover this bill need to be collected from the homeowners. It was decided to pay the portion of the bill we have funds already collect to pay and wait until the remainder is collect to pay the balance.

Calvin was ARed to pay the first portion and mail assessments to all Lot owners except Lot 42B. The assessment will be due November 1st.

Road Maintenance:

The Board briefly discussed the need to seal the road. It was concluded that this could wait until at least next spring. The fund collected to date for the road is around \$1800. Calvin had a company quote a sealing of the road and it came in at \$3600.

Common Area:

No effort was spent in the meeting to tackle the ever eluding problem of dealing with the common area along the roadway. There was some concern expressed, once again, about the standing water and unsightly area along the road next to the church lot. There was some discussion about installing a sump pump and planting lawn in that area. There are no obvious solutions so the topic was dropped.

There was some concern raised about the trees recently planted along the road in front of Lot 42B. The concern was that they might be too close to the road and roots might cause road damage when the trees get larger. The Lot owners are believed to be aware of this issue and it is assumed this was considered when the trees were selected. Buzz was ARed to do a simple check on the type of tree to see if there is an issue.

(Added 7 new ARs, numbered 73-79 in the table below)

Calvin McDonald

Action Request 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	Dropped
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	Dropped
26	Get with Jim and discuss possible chemicals that might be added to pond to control algae.	9/24/02	9/31/02		Toni	Dropped
27	Publish a News Letter	9/24/02	9/31/02		Toni	Dropped
28	Get liability insurance quotes on HOA-owned property	9/24/02	10/31/02	3/27/03	Margaret	Done

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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	Done
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	
67	Have statement about unoccupied lots on insurance policy corrected.	2/15/05	3/1/05		Kaye	
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	Dropped
71	Ask Margaret to draft a Common Area Amendment to the CC&Rs	4/7/05	4/14/05		Toni	Dropped
72	Contact insurance company about discrepancy in the deductible amount for our policy and the quote	4/7/05	4/14/05		Kaye	
73	Contact Alan Mills about closure on open issues on Lot 42B	10/4/06	10/4/06		Calvin	Done
74	Contact attorney and get latest copy of agreement document	10/4/06	10/11/06		Calvin	Done
75	Contact insurance company and have policy changed to reflect change in irrigation system.	10/4/06	10/11/06		Kaye	
76	Contract Argi-Lines and arrange for system training and shutdown	10/4/06	10/11/06		Calvin	Done
77	Contact George Porter and have the entry cleaned, weeded, sprinkler system winterized and bark refreshed if < \$250.	10/4/06	10/11/06		Buzz	
78	Pay attorney and assess the HOA members for the balance due.	10/4/06	10/11/06		Calvin	Done

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
79	Check tree type at Lot 42B won't damage road	10/4/06	10/11/06		Buzz	