

**15th Board Meeting
Reflection Lane Homeowners Association
Minutes
24 June 2020 (7:30pm)**

Location: Schofield Residence (8802 Reflection Lane)

Attendees: Chad Walker (President)
Diane Schofield (VP)
Calvin McDonald (Sec., minutes author)

MEETING MINUTES:

The Board held a brief meeting for the purpose of discussing road maintenance, sump pumps and a dispute between association members about the CC&Rs.

Agenda:

- Road Maintenance
- Sump Pump
- CC&R Interpretation Dispute

ROADWAY:

Calvin has been checking with road pavers and the Canyon County Highway District about the condition of our private road. It was the opinion of the CCHD that our road is long overdue for a resurfacing but did acknowledge that it is in exceptional condition given it has not been surfaced in its 19-20 year life. The County resurfaces all road every 8-12 years. Both the County and a private paving company agreed that the road doesn't need any urgent care. Both also agreed that it does not need to be chip-sealed. Both did recommend a Micro-Sealing but thought next summer would be a good time to do it. The private company consulted was Boswell Asphalt Paving Solutions. Calvin requested and receive a quote from Boswell for a "Micro Pave II" coating which came to \$15,300. Presently the association has \$12,679 in our roadway fund. This amount goes up by \$1,100/year from our HOA dues. The HOA also has other funds we could borrow/take money from if needed. As the need is not urgent, we don't have enough funds and lower prices are expected next year, the Board decided to hold off on any road work until next spring when we will assess the situation again.

SUMP PUMP:

While discussing the roadway with the CCHD, Calvin was advised that the standing water long the roadway by the LDS church is very detrimental to the road and the County strongly advised that we find a way to keep that water drained away from the road. A

sump pump was proposed. Calvin proposed to the Board that we spend a few hundred dollars and install an electric sump pump at the southwest end of the roadway about where the gravel ground-cover changes from gray to black. This location is close to power and a place to discharge the pumped water into the ditch. The Board approved Calvin to continue to study out a solution and Chad volunteered to help if needed with installation. Sump pumps are believed to cost about \$300-\$400 and it will take another couple of hundred dollar for wire and pipe. Installation can be done by HOA members.

CC&R CONFLICT:

The owners of Lot 42B and 41B both contacted Board members asking for help to resolve a small dispute about the installation of fencing and chicken pens and coop. The Board concluded that it's not the responsibility of the Board to resolve disputes. The Board concluded that Calvin would research the CC&Rs and provide the lot owners with the rules concerning the topic of chickens.

End Minutes.

Calvin McDonald