

18th Board Meeting
Reflection Lane Homeowners Association
Minutes
24 Aug 2023 (7:00pm)

Location: Schofield Residence (8802 Reflection Lane)

Attendees: Tom Shaw (President)
Diane Schofield (VP)
Calvin McDonald (Sec., minutes author)

AGENDA TOPICS: Road Maintenance and Future Budgeting
Irrigation System and Future Budgeting
Wilke Lot (42B) Reconnect to Irrigation System
Irrigation Easements
Dues Increase
Social - Pancake Breakfast

MEETING MINUTES:

Road Maintenance and Future Budgeting:

Maintenance:

Over the past few months, the Board has been studying maintenance needs of our road and requesting and getting information and work quotes from a few companies. This effort was begun via emails/texts between the Board members. The general concern is the visible damage to the road along the edges, various cracks and a few dips that have been present for a while but are slowly worsening. Also, cosmetically the road isn't looking all that well, splotchy from the remains of the last seal coat.

The Board studied 4 primary options: Wait a year and reassess, Seal Coating, Chip Sealing and Micro Surfacing. First off, it was determined that chip sealing is not a good option for our type of road for at least two reasons. It's not a good process for roads with a lot of vehicle turning activity and, it's more suited for roads that are in much worse shape than ours. Chip sealing was ruled out. Micro surfacing is a great solution for our roadway but is expensive (quote was \$26K excluding any filling and repairs needed) and also overkill for the condition of our road.

Seal coating we last did in 2017 and it was determined to be the best option presently and for the following 10-15 years. The Board was only able to get one quote and with needed repair work it came in at about \$9K (\$2K of which was repairs). The HOA's road maintenance fund currently has about \$16K in it. It was decided that we would follow a seal coat maintenance schedule over the next 10-15 years, seal coating and doing any minor repair work needed every 5-6 years. The Board next decided when to start, this summer or next? Because we only have one quote and some companies are booked out and can't even get us a quote, we decided to wait until next summer. Two professionals

came and looked at the road with us and agreed the current condition of the road is not pressing for repairs or coating this year. There is also a squeegee application method a company offers that is said to be superior that we need more time to study. The Board will start earlier in the year next spring procuring quotes and gathering information.

Driveways:

When working with road maintenance companies the Board was conscious to factor in the possibility of adding to the job the 6 paved driveways on the street. Adding this on to a road project significantly reduces the price of the driveways. The one seal coat quote we got broke out the cost of each lot's driveway and the Board decided to pass the pricing information to the 6 members with asphalt driveways so next year when we do a seal coat they will have a rough idea what they personally need to budget for if they wish to have their driveway done. Those individual costs are repeated here by address on

Reflection Ln:

8801: \$741
8802: \$762
8819: \$457
8924: \$626
8923: \$3,292
8982: \$953

These numbers will change of course, they are provided just for rough budgetary purposes. Members will be notified well prior to the work what it will cost exactly so they have time to opt in or out. Any member opting in will be required to fund the cost of their driveway before work begins as the companies want one payment from the HOA for all work and the HOA wants to avoid issues of possible non-payment by members for their driveways.

Funding:

Presently the HOA is collecting \$122/lot/year for road maintenance. This was determined to be about one half what the road maintenance program needs and is about \$5K every 5 years and we need about twice that, at least (inflation). The Board thus recommended that we increase the \$122 to \$250/lot/year. This increase will be presented for vote at the annual meeting next May and will become effective if passed next June 1 when the 2024 dues are assessed.

Water on Road:

Sprinkler water on the road isn't good for the road according to the professionals that came viewed our road and the HOA members have recently been asked by the Board to adjust sprinklers along the north side of the road so they don't hit the road. Some members complied and strips of grass along the road began to die. It has become obvious that some small amount of water has to hit the road to keep the lawn alive so members were asked to adjust sprinkler to minimize hitting the roadway. At present, this seems to be working well.

V-Ditch Cleaning:

Also discussed was the need to keep the concrete irrigation v-ditch on the south side of the road clear of weeds and sediment, which routinely build up every summer. This is an ongoing problem and at times has dammed up the ditch enough that it has run over. Past

attempts to get the ditch company to clean it have failed. It is believed to be a lateral ditch and thus might be the responsibility of downstream users to maintain. That's not likely to happen but the Board is studying this. In the meantime, and by past agreement of HOA members, we have determined that lot owners should keep this ditch clear of weeds/sediment. If done routinely, 2-3 times per summer, it is not difficult. The ditch rider has given permission in the past to just let anything knocked loose to get carried away by the water.

Irrigation System and Future Budgeting:

Repair/Replacement:

Over the years the HOA members have voted to keep dues low and if a large expense is incurred that it would be dealt with by one-time assessments as needed. Because of this the HOA funds are very low and in the case of the irrigation system they are significantly low, given the cost to replace the expensive components of the system. The current Board questioned this approach and is of the opinion this is a poor way to manage the expenses of the irrigation equipment. This was based on the fact that replacement costs are so high that members may not have the ability to pay such expenses on short notice and it is very unfair to recent move-ins.

Funding:

The Board requested and received a quote from AgriLines Irrigation to replace the aging components of the system. There are 4 primary components that are aging and near end-of-life. They are listed here with a replacement cost at today's prices:

Turbine Pump:	\$7K
Motor:	\$7K
VFD Controller:	\$7K
Filter:	\$2K
Labor:	\$1K - \$4K

The system is 18 years old. Expected life is 20 years +/- 5 years. AgriLines (Sterling Johnson) said we'd probably get closer to 25 because we care for the system and because it is indoors. We have already rebuilt the turbine pump but that was a number of years ago and we replaced the filter last year. The HOA's present irrigation fund balance is about \$660.

The Board believes, for the same reason as stated above for the roadway, that we should be pooling funds to cover inevitable repair & replacement irrigation equipment costs. Not all components will fail at the same time. The Board thus determined we should pool \$10K (somewhat arbitrary) over the next 7 years as a minimum to be ready for irrigation expenses. This would amount to about \$180/lot/year.

Dam:

It was reported that the dam placed in the ditch by the ditch rider is working well to keep the canal water level above our system input screen. The new input screen that Mike Latske made for us is also working well and should serve us well for a number of years.

Filter:

It was also reported that the Board took our new 3/32" screen we don't use and traded it in to AgriLines for a new 3/64" screen to match the one we are using and is reaching end-of-life. This gave us an extra screen for the future. AgriLines also offer to buy our old filter case (rusted out) and used 3/32" screen (emergency backup) for \$100. The Board voted to decline that offer as it's clear they are worth more than that. Also, the Board voted to investigate getting the old filter case welded up and kept for an emergency backup.

Willow Tree Invasion:

The Board discussed the large willow tree by the pump house. We are concerned that the roots of this tree will damage the pump house floor/foundation or sump pit. The floor is currently cracked and the tree may have cause this. It was agreed that the tree needs to be removed despite that it does provide some cooling to the pump house. A quote to do this was expensive. It was agreed that it would make a good work project for 5-10 adults in the association to take it down and Schofield's would like the wood. This will be organized by the Board later this fall when the temperatures drop a little.

Filter Cleaning:

While visiting with the ArgiLines rep in the pump house the Board was taught an easier way to routinely clean our filter. About \$100 worth of parts are needed to implement the new method. The Board voted to spend the money and implement the process.

Wilke Lot (42B) Reconnect to Irrigation System:

The Board also discussed the possibility of allowing lot 42B (Wilke) to reconnect to the irrigation system. It was disconnected two owners ago in a dispute. Wilke's have expressed an interest in reconnecting. The Board is not opposed to the reconnection but there is work to do to understand the ramifications this will have on the legal documents, such as the CC&Rs, which were amended to document the disconnect. The Board will study this. Wilke's have been told that if they would like to reconnect they need to submit a formal letter to the Board with the request. It has also been conveyed to Wilke's that any cost related to reconnecting would not be covered by the HOA. The Board revisited this and again agreed to it. To date, Wilke's have not submitted a request. If they do and it is carried out, the arrangement will be to return to the exact same agreement and conditions that existed before the disconnect.

Irrigation Easements:

The Board spent some time looking for the irrigation system easements that are believed to have been created in 2006 when our present irrigation system was installed. The system has a pump house and buried mainline on lot 38B (Schofield) and mainline on lots 38A (Uptmor), 39A (McDonald) and 39B (Walker). No issue arose to start this inquiry, it just came up and the Board is attempting to verify that these easements are indeed recorded. So far, no easements have been found. The Board has asked Alan Mills

to help, as he was the person that reported he had completed recording them back in 2006. The goal is to verify they exist and if not, do what we need to get them in place.

Dues Increase:

As discussed above, the Board is of the opinion that we need to raise our annual dues. For a historical perspective, here are the dues amounts and increases since the HOA was formed:

2002	\$200/lot/yr
2003	\$213
2004	\$273
2005-2008	\$295
2009-2016	\$400
2017-present	\$500

It is the recommendation of the Board that we raise the dues a minimum of \$128/lot/year for the road maintenance. The Board also recommends that the dues be increased by a minimum of \$180/lot/year to budget for irrigation equipment repair and replacement. Our current dues are \$500/lot/year and have been at this level for 7 years. The Board feels we have waited too long for an increase and it has put us in a precarious situation should we need funds for the road or irrigation system. This would bring the total to around \$800/lot/year. Given this is a minimum increase the Board is considering proposing an increase to a total of around \$850 - \$1000. The Board also inquired about the HOA dues of 3 other subdivisions very similar to ours in the area and found them all to be within +/- \$200 of \$1000. Those subdivisions were: Dan's Lane, Conrad and Vic Ln. The exact increase proposed will be determined later on by the Board and presented to the association members for a vote in next May's annual association meeting. It will require a 2/3rds in favor vote to pass. Any increase will become effective June 1, 2024.

Social – Pancake Breakfast:

This is technically not an HOA function and the HOA is not funding any part of it. It is a neighborhood activity that is becoming an annual event. However, the Board is involved in organizing it and it is schedule for Sept 30th. This will not be an HOA meeting and no HOA business will be discussed, formally.

Action Items:

- Email Association and notify of roadway decisions (Diane).
- Notify Association of driveway sealing costs and rules (Diane).
- Email Association and notify of irrigation decisions, in the fall (Calvin).
- Study and get more quotes for sealing roadway next year (Board).
- Organize a tree removal work-party (Diane).
- Implement new filter cleaning methodology (Calvin).
- Study V-ditch usage and cleaning responsibilities (Tom).
- Notify south-side members they need to keep the v-ditch clean (Calvin).

- Study ramifications of adding lot 42B back on the irrigation system (Calvin).
- Continue verifying irrigation system easements (Calvin).
- Email Association and recommend dues increase, in the fall (TBD)
- Help organize the pancake breakfast (Diane).

End Minutes.