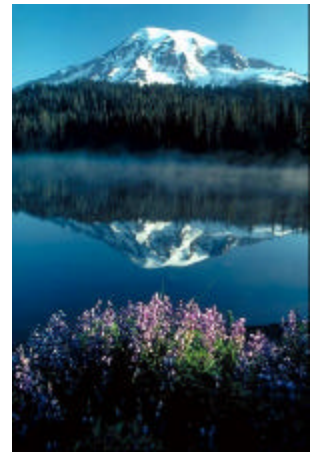


**First Board Meeting
Reflection Lane Homeowners Association
Minutes
19 July 2002**



Location: DuGal residence

Attendees: Toni DuGal
Margaret Marlatt
Calvin McDonald (minutes author)
Jim Denato (irrigation committee)
Terry Poyzer (irrigation committee)

1. The meeting opened with a discussion about the pressurized irrigation system, for which Jim and Terry were invited to attend. The system has been acting up and Agra Lines has been called several times to adjust it. One of the problems has been them receiving calls from more than one HOA representative. It was agreed that all contact with them should go through Terry in the future. Also, Jim and Terry have been riding Alan Mills and others to get the connection from the canal and the pond finished. This is still not down but progress is being made. The pond is growing a lot of algae and starting to smell. We need the flow-through to help keep the pond clear. We are also interested in getting the system installed right in case we actually need the canal connection to supply needed water which if it happened in the future we (the HOA) might incur the connection cost.
2. We discussed the annual assessment. No one has paid yet for 2002, mainly because the HOA hasn't been formally organized and no one has been invoiced. Invoicing will happen this coming week.
3. The front entry way was discussed. Several members have expressed a desire to upgrade it to something a little nicer. It was agreed that this might be a good idea but we would wait until more homes are completed and more landscaping is in before we make and decisions about the entry way upgrade. The idea of homeowner participation on entry maintenance was voted against and it was agreed that we should hire George Porter, the installer of the entry-way, to maintain it for \$25/hour. Toni will contact George.
4. Entry-way lighting repair has been on hold for weeks due to slow response from Alan Mills and/or he relative who is supposed to put the new lights in. The Board felt that we could get them done much quicker if we were to get the new lights from Alan and install them ourselves. Toni will look into this.

5. The road was once again a topic of this meeting. The conversation was centered more on how to maintain it and how much it will cost rather than whether we will keep it vs. give it to the county. There have currently been no decisions made about the road at all and at a later meeting it will be decided if it will be kept or given and if kept, how we will maintain it. Toni has gathered a good deal of info on the road and the costs to maintain it. This will be a topic for a later meeting.
6. The redlined second amendment to the CC&Rs was reviewed. The Board agreed on the final wording and the document will be circulated during the next week for everyone's signatures. All HOA members, other than the Henry's at lot 41A, have already voted on this amendment at the first association meeting. To make certain all are aware of the change the Board decided to circulate it for a 100% signature approval. The text of the amendment is fundamentally identical to the verbal agreement reached during the first meeting. It was also the opinion of the Board that along with the second amendment the following documents should also be distributed to the HOA members to make sure everyone has a copy of all legal documents: First CC&R Amendment, Second CC&R Amendment, Articles of Incorporation, Bylaws, Unanimous Consent Document, Yearly Dues Invoice, Cover Letter.
7. We also discussed the landscaping along the side of the road. It's the opinion of the Board that there be a uniform theme in this area. We discussed putting rock, grass, trees and sidewalk in this area as possibilities. The favor leaned toward grass with maybe a full trees or bushes. There was a little discussion about how members would get water to this area. Should it be a common area or each owner taking care of their piece? This topic was tabled for a later meeting. In the meantime, owners are responsible to keep the weeds down in their parts of this area.
8. Lastly, Terry Poyzer presented a few drawings of a proposed barn on his lot. His main question was what the procedure currently is to get his proposal approved. As we are somewhat stuck in between the old ACC method and the new second amendment Terry was advised to wait a week or so and follow the new procedure as outline in the second amendment to the CC&Rs.

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	Still open. Will see if we can get the lights and install them ourselves.
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	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	Was not discussed.
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		Toni	
16	Distribute HOA documents to members	7/19/02	8/1/02		Calvin	
17	Invoice members for 2002 dues	7/19/02	8/1/02		Calvin	
18	Have second amendment signed by all members.	7/19/02	8/1/02		Calvin	
19	Have irrigation system finished	7/19/02	8/1/02		Jim/Terry	
20	Get entry lights and install them ourselves	7/19/02	8/1/02		Toni	
21	Have second amendment recorded	7/19/02	8/1/02		Margaret	