

**First PreBoard Meeting  
Reflection Lane Homeowners Association  
Minutes  
28 May 2002**



**Location:** DuGal residence

**Attendees:** Toni DuGal  
Margaret Marlatt  
Calvin McDonald (minutes author)

1. The meeting opened with Toni sharing the elevation and plat drawings she obtained from Ron Thurber of the proposed LDS church. These drawings are on file at Calvin's house and can be reviewed by anyone wishing to. Give Calvin a call (585-5800) if you would like to look at them. If you have access to the internet, they can also be viewed on our HOA's web page at:

<http://www.bigskytel.com/~calvin/rl-hoa>

2. We reviewed the financial matters of the association. The current CC&R's call out dues of \$200.00 per lot per year. We were unable to determine a reason to alter this and several data-points suggest that it was an appropriate amount. As we will begin receiving bills shortly, we determined the need to assess these dues as soon as possible. It was determined that we would go with a one-time yearly collection rather than shorter intervals. **This years dues will be due no later than August 1<sup>st</sup>**. Make payments to "Reflection Lane Homeowners Association" and get them to Calvin at:

Calvin McDonald  
8819 Reflection Lane

3. Margaret brought to the Boards attention that the HOA doesn't have any By-laws. She took assignment to look into getting this done. She is working with Darin Taylor on this. Darin is the attorney that drew up our incorporation papers. The CC&R's state that Rich Porter is to pay for this activity so we will not be.
4. Calvin reported that we ran into a little snag while working on the HOA incorporation. Our HOA was officially named "Rich Porter Lemp Park Addition Homeowners Association, Inc." in the CC&R's. This forces the Tax ID and the

- bank account to have the same name. To make a long story short, we went back and started over and officially renamed the HOA Corporation “Reflection Lane Homeowners Association, Inc.”. The Corporation, Tax ID number and bank account are now all setup under the new (and better/shorter!) name. We have both a checking and a savings account at IDADIV in Middleton.
5. The issue of how we officially edit and amend the CC&R’s came up because of the ACC changes we voted in at the Annual meeting. Margaret provided a nice two-page amendment to be amended to the CC&R’s to cover the 60% vote ruling we preferred over the 2 or 3-person ACC that is currently described. Toni and Calvin are reviewing the new amendment looking for small changes it might need. The board agreed that it accurately described the policy that was agreed upon at the Annual meeting. It was realized after talking with Alan and Darin that the HOA must and should have possession of the “master” copy of the CC&R’s. This enables us to make such changes and submit them to the county for official recording. Calvin was assigned to find and retain the master electronic copy of the CC&R’s.
  6. Calvin talked to George Porter (no relation to Rich) of Middleton Lawn & Landscaping about the entryway landscaping, electrical and sprinkling system. George is under a 1-year warranty for his installation but the upkeep of that area belongs to the HOA. We probably need to discuss how we are going to manage the routine upkeep in that area. George delivered the key to the sprinkler controller to Calvin last week. The box is currently locked. George wants to meet with one member of the HOA and give them a run-down of the entryway. Calvin is currently planning on meeting with George. It was noted that the sprinkling system has been running too long and flooding Jim’s lot. Calvin has adjusted the watering times down in an attempt to prevent this from happening.
  7. The Board reviewed each outstanding Action, from our previous Annual meeting, and our progress at resolving them. The results are in the table on the next page. We also logged 4 new Actions, #11 - #14

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	It's reported that the replacement fixtures are on order.
5	Draft amended language for architectural control	4/10/02	5/1/02		Margaret	Margaret provided a draft of the new language at the board meeting. Board members are reviewing it while Margaret reviews process of getting it amended to the official CC&R's
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		Board	In progress.....
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	One has been removed. Still waiting for the other.
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		Margaret	

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12	Contact American Paving and get more details about our road	5/28/02	7/1/02		Toni	
13	Obtain the master electronic copy of our CC&R's.	5/28/02	7/1/02		Calvin	
14	Meet with George Porter about entryway	5/28/02	7/1/02		Calvin	