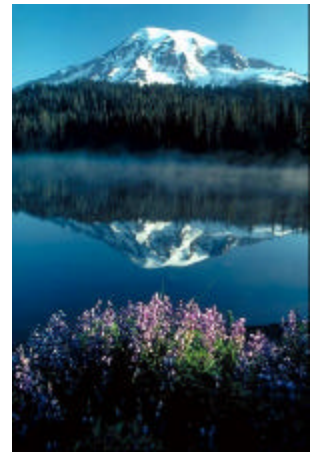


**2nd Board Meeting
Reflection Lane Homeowners Association
Minutes
24 September 2002**



Location: DuGal residence

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

1. **ENTRY:** Toni reported that George Porter has been retained to perform periodic maintenance on the entry grounds. She also reported that Jim pulled the dead trees from the entry area and that George and Alan Mills are currently working out who will pay to replace them. George will not. It may fall back on the HOA. Margaret pointed out, after she did some research, that the entryway landscaping includes property legally part of lots 42A and 42B. Additionally, she discovered that the legal description of ownership of the HOAs roadway is included with the adjacent property just North of our subdivision and that this land is currently for sale. It was decided that we would formally contact Mills/Porter with a written request to do two things. 1. Have the legal description of the Entry change to include the area currently landscaped and have it joined with the description of the roadway. 2. Have the roadway deeded to the HOA. The entry's irrigation system is flooding. This will be looked into. There may possibly be a leak in the system.
2. **FINANCIAL:** Everyone has paid their 2002 dues. Everyone paid before the late-payment date. Calvin provided a printout of the checking and savings account activity since the account was opened. Current balances are: Checking: \$176.36, Savings: \$1550.07. Also, Margaret suggested that the Board look into purchasing liability insurance on the HOA-owned property (roadway, entry, pumphouse, etc.). Toni will look into getting some quotes.
3. **SECOND AMMENDMENT:** The Second Amendment was discussed. There were several concerns covered that the Board had about it. 1. Kimbrell's declined to sign it. 2. The clarity of wording about who is eligible to vote. 3. What happens if several lot owners are ineligible to vote? Despite the fact that the Board strongly desired to have a 100% vote on the Amendment we decided to accept the Amendment without the signature of Lot's 39B and 40B, both owned by Kimbrell's. The Board voted unanimously to accept the Amendment, and Margaret will have the signed documents recorded with the County next week.

Toni will inform the homeowners of the new Amendment via a News Letter. Calvin will call Terry Poyzer, who has just started an out-building, and notify him that he can now proceed to gather the required 6 signatures – in compliance with the new Amendment. It was also decided that a lien on a property for delinquent dues payment makes the owner eligible to vote. This resolves the problem of multiple ineligibilities. It was thought by the Board that a period of about 2 months after a member becomes dues-delinquent that the Board will consider placing a lien on the property.

4. IRRIGATION: The irrigation system still isn't complete. It has been determined that the canal water needs to flow through the pond to both keep it clear and to provide enough water for high-demand watering months. Jim and Terry are working with Alan Mills and AgriLines. It is believed that they are waiting until the canal goes dry so they can put in a concrete head gate that would raise the level of the canal above that of the pond so the water can flow into and out of the pond. Toni will check into the current status of this.
5. VIOLATIONS: The Board discussed the upcoming 1-year anniversary of the start of construction on Jim's barn (Lot 42B) and Dave's Home (Lot 39B). Both are not complete and will be in violation of the CC&R's soon. It is believed that Dave broke ground about December 2001 and Jim sometime shortly before that. It is obvious that neither will be done by their 1-year anniversaries. It was decided to wait until they are clearly past the 1-year limit before we mail them reminder notices, as there is some uncertainty as to the exact start dates. It was agreed that after Thanksgiving would be appropriate.
6. ROADWAY: The Board is through gathering data on the subject of keeping or giving the roadway to the County. We will vote on it at our next Association Meeting.

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	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	
20	Get entry lights and install them ourselves	7/19/02	8/1/02		Toni	
21	Have second amendment recorded	7/19/02	9/31/02		Margaret	
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	
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		Calvin	Done
24	Get with Jim and discuss irrigation shutdown procedure and schedule.	9/24/02	9/31/02		Toni	
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	
26	Get with Jim and discuss possible chemicals that might be added to pond to control algae.	9/24/02	9/31/02		Toni	
27	Publish a News Letter	9/24/02	9/31/02		Toni	
28	Get liability insurance quotes on HOA-owned property	9/24/02	10/31/02		Toni	