

**3rd Board Meeting
Reflection Lane Homeowners Association
Minutes
13 February 2003**



Location: DuGal residence

Attendees: Toni DuGal
Margaret Marlatt
Calvin McDonald (minutes author)
Jim Donato
Terry Poyzer

1. **IRRIGATION SYSTEM:** We recently got the power bill for the pressurized irrigation system transferred to the HOA from Rich Porter. The bill was alarmingly high, averaging about \$170/month. It was also alarming that we were being billed for winter months then no one was using the system. The main purpose of this Board meeting was to meet with the Irrigation Committee (Jim and Terry) and see what we could do to correct this problem. Jim and Terry will do some close monitoring of the system during the next 2 weeks to try and determine if the system is functioning incorrectly thus accounting for the high bills. Calvin will have Idaho Power verify that the billings are correct. There was some concern that maybe the smaller pump was running all the time and running up the bill. We also discussed whether the system needs blown out in the winter or not. The system is currently shut completely off at the breaker. It has been this way for a week or two. Terry and Jim were also asked to come up with an irrigation schedule that would both provide everyone with appropriate watering times as well as reduce the power bill.

2. **FINANCIAL:** At the rate we are spending funds on the irrigation system power bill, we currently aren't collecting enough dues to pay that bill alone. It will obviously help to get the system turned off in the winter. We currently owe Rich Porter \$930.10 for past irrigation power bills he has been paying for us and Idaho Power \$385.69 for the balance due since Rich quit paying them. We decided to protest the bill with Idaho Power as we think the rate is unrealistic for our system (assigned to Calvin). Calvin will also contact Rich Porter and explain the delay in payment to him will result until we get an answer from Idaho Power. Calvin reported that after paying these two bills that the HOA bank account will be drawn down to about \$130. A register printout of the current HOA bank account was provided to each Board member by Calvin.

3. DUES: We briefly discussed the issue that the yearly dues are not high enough and that we are in a short term tight spot on cash due to the surprisingly high power bill. Some discussion was made on the subject of an emergency assessment. Several of the Board also mentioned they would be willing to pay their 2003 dues (due in August) early to get us by for now. It was decided to postpone any final decision about dues until we could all meet as an Association in April. We may ask to make partial payments to Idaho Power and/or Rich Porter until we can accumulate some funds.
4. ENTRY: The Board is continuing to work with the landscaper and the developer to replace the dead trees. This will probably happen in the early spring. Cars cutting the corner of the entryway are throwing rocks out onto the road. This has already cause tire damage to HOA vehicles. Method to redesign the landscaping so this stops happening was discussed.
5. VIOLATIONS: The Board discussed the ongoing problem with HOA members violating CC&R's. There are currently 2 or 3 building structures in clear violation of the 1-year-to-complete rule. After some discussion, it was decided to make this a prominent issue during the Association meeting in April to make it clear to everyone that Board is serious about enforcing the rules and not cause any hard feelings by jumping on anyone at this time. It was also decided to ask Terry Poyzer to submit his building request paperwork with the required 6 signatures of HOA members for his barn. This paperwork is clearly overdue. Tony asked Terry if he would take care of this in person as Terry was present at the meeting.
6. MOSQUITOS: This subject came up even though not on the agenda. The West Nile virus is said to be in the area now and we live in a mosquito hot-spot of the county. Terry reports that the county is seriously looking into county managed abatement programs. Terry agreed to stay tuned to what is happening at the county level and report anything new. Everyone in the room expressed concern as the mosquito problem last summer was so bad.
7. TAXES: Calvin asked if the HOA is required to file. We believe we might be required to file a form 1120H. The Board will be working on determining if we are required and how to get it done. Form 1120H must be filed March 15th.

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	Void
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

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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	Waiting until spring
20	Get entry lights and install them ourselves	7/19/02	8/1/02	2/13/03	Toni	Done
21	Have second amendment recorded	7/19/02	9/31/02	2/13/03	Margaret	Done
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	Roadway had been deeded. Still working on resurvey of Entry
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	2/13/03	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	

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
29	Contact Rich Porter about delay on paying back power bills	2/13/02	2/20/03	2/20/03	Calvin	Done
30	Check with Idaho Power on accuracy of irrigation power bill	2/13/02	2/20/03	2/20/03	Calvin	Done – Bill is correct.
31	Monitor Irrigation pump to determine source of high power bills.	2/13/02	2/26/03		Jim/Terry	
32	Product a water schedule that will lower power bill	2/13/02	4/-/03		Jim/Terry	
33	Determine if tax filing is required and file if so	2/13/02	3/15/03		Margaret / Calvin	
34	Ask Terry to file construction paperwork for new barn	2/13/02	2/13/03	2/13/03	Toni	Done