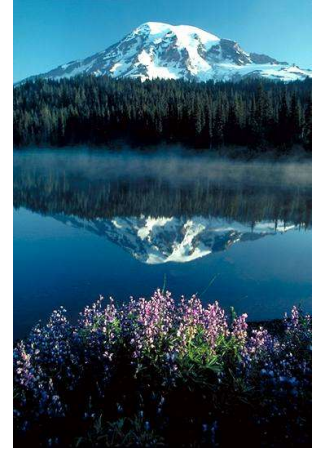


**Eighteenth Annual Meeting  
Reflection Lane Homeowners Association  
Minutes  
13 May 2021  
6:30pm**



**Location:** 8820 Reflection Ln – Back Yard

**Attendees:** Earl & Arlene Uptmor  
Steven & Diane Schofield  
Chad & Ginger Walker  
Mike & Rosa Latzke  
Craig & Carmie Golightly  
Matt & April Wilke  
Michelle Anderson  
Jacob & Ashley Soito  
Calvin & Elizabeth McDonald

**PREMEETING NOTES**

Elected Board for 2020-2021:

Chad Walker	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented by a vote or not eligible: None

Proxy Votes: None, all lots were represented.

Members not eligible to vote due to delinquent annual fees: None

**MEETING DISCUSSION**

The gathering began with a BBQ in the backyard of Walker's lot. Kids were invited. The HOA provided all but a side-dish each member was asked to bring. The group mingled and visited and had a good time. The kids played when the adults gather for the business meeting with started about 8pm.

Pres Walker called the meeting to order.

**Financial Report:**

The prior business years' finances and fund balances were distributed to everyone and are included below. No issues, problem or need for changes came up.

**Board Elections:**

It was moved and seconded that Chad Walker, Diane Schofield and Calvin McDonald be the three Board members to serve for 2021-2022. Voting was (9 of 9).

The Board for 2019-2020 will be:

Chad Walker	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

### **Common Area:**

It was agreed that the bushes at Reflection Ln and Lansing need to be trimmed. Schofield's offered to do the trimming. Bushes are blocking visibility down Lansing for lower vehicles. Vote 9 of 9 in favor.

Calvin presented a little preliminary work he and Jim Anderson had done scoping out the installation of a sump pump in the gravel area by the church – where water frequently pools. Help was received from Jacob Soito (electrician) on electrical issues related to the supply of power to the area. The cost (\$200-\$400) and benefits were discussed and an approval to spend the funds was voted on. 9 of 9 in favor. Jim, Jacob, Matt and Calvin will work together to get this done.

### **Irrigation:**

Diane reported that there is a small leak in the filter gasket of the irrigation pump. Calvin volunteer to look into getting it fixed.

Matt Wilke suggested during the discussion about the irrigation system that his personal system be reconnected to the main system with a valve so his system can be used as a backup if the main system quits. No action items were taken on this topic.

There was some concern expressed about more members understanding the detail of the pump system, so all the knowledge isn't just in 1 or 2 peoples' heads. No actions were taken on this topic.

### **Trespassers:**

The group discussed the ongoing problem the Schofield's have with trespassers cutting through their lot to get to Dan's Lane. The problem is mostly delivery vehicles. It was decided to install a post/gate such that foot traffic, horses and smaller motorized vehicles can still pass but the gate would stop full-sized vehicles. The ditch rider can get out and move the gate – or, have a key to it if we end up needing to lock it. Needing to get out of the vehicle will likely stop the delivery drivers.

### **Road:**

The surfacing of the road was discussed. Calvin report on his learning on the topic after talking to a road service company and the County Highway District last fall. What the professionals are recommending a is \$15K-\$20K micro-seal (lasts about 15 years). The road isn't in dire need of it yet so we have been pushing it off for awhile now. Will look at it again next year. Hopefully prices will drop in the meantime.

The meeting was adjourned until next year.

# Appendix A Financial Report

<b>BALANCE 5/31/2020</b>					<b>18,490.26</b>
6/3/2020	RLHOA-Checking	Anderson	Lot 41A 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	McDonald	Lot 39A 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	Walker	Lot 39B 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	Uptmor	Lot 38A 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	Wilke	Lot 42B 2020 Dues	--Split--	200.00
6/3/2020	RLHOA-Checking	Schofield	Lot 38B 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	Golightly	Lot 41B 2020 Dues	--Split--	500.00
6/3/2020	RLHOA-Checking	Idaho Power	May 2020	HOA-Power	-288.17
6/22/2020	RLHOA-Checking	Latzke	Lot 40B 2020 Dues	--Split--	500.00
7/1/2020	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.01
7/14/2020	RLHOA-Checking	Idaho Power	Jun - 2020	HOA-Power	-307.59
7/27/2020	RLHOA-Checking	Soito	Lot 40A 2020 Dues	--Split--	500.00
8/13/2020	RLHOA-Checking	Idaho Power	Jul - 2020	HOA-Power	-329.71
9/17/2020	RLHOA-Checking	Idaho Power	Aug - 2020	HOA-Power	-354.03
10/1/2020	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.01
10/14/2020	RLHOA-Checking	Idaho Power	Sep 2020 - Winter	HOA-Power	-303.00
11/9/2020	RLHOA-Checking	Idaho Power	Oct + overpayment for...	HOA-Power	-300.00
12/22/2020	RLHOA-Checking		For 2021	HOA-Liability-Insurance	-425.00
1/1/2021	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.01
4/1/2021	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.01
4/29/2021	RLHOA-Checking	McDonald	Lot 39A 2021 Dues	--Split--	500.00
4/29/2021	RLHOA-Checking	Schofield	Lot 38B 2021 Dues	--Split--	500.00
4/30/2021	RLHOA-Checking	Uptmor	Lot 38A 2021 Dues	--Split--	500.00
5/4/2021	RLHOA-Checking	Idaho Power	Jan-Apr 2021	HOA-Power	-191.94
5/8/2021	RLHOA-Checking	Wilke	Lot 42B 2021 Dues	--Split--	200.00
<b>6/1/2020 - 6/1/2021</b>					<b>3,400.60</b>

<b>BALANCE 6/1/2021</b>					<b>21,890.86</b>
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<b>TOTAL INFLOWS</b>	<b>5,900.04</b>
<b>TOTAL OUTFLOWS</b>	<b>-2,499.44</b>
<b>NET TOTAL</b>	<b>3,400.60</b>

Checking Fees, Misc	493.28
Entry Lighting	0.00
Common Area Maintenance	2,788.04
Irrigation System Expenses	1,838.52
Legal Fees	0.00
Liability Insurance	231.00
Electrical Power Expenses	3,129.18
HOA-Power-Personal	0.00
Service/Maintenance for Road	13,410.84
<b>OVERALL...</b>	<b>21,890.86</b>