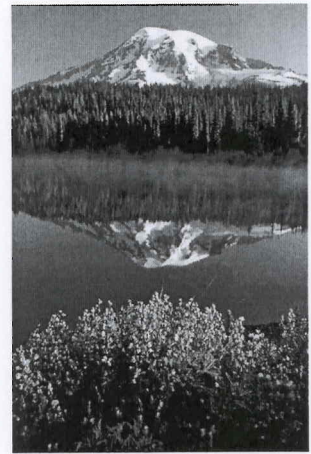


**Eighth Annual Meeting
Reflection Lane Homeowners Association
Minutes
19 May 2011
7:00 – 8:30 pm**



Location: Poyzer's Residence (Lot 41B)

Attendees:

Gerhard Thomas (Lot 41A)
Denise Thomas (Lot 41A)
Terry Poyzer (Lot 41B)
Stacie Poyzer (Lot 41B)
Diane Schofield (Lot 38B)
Elizabeth McDonald (Lot 39A)

PREMEETING NOTES

Acting Board (2010-2011):

Stacy Poyzer	President
Denise Thomas	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

Lot 38A (Uptmor), Lot 39B (Kofoed),
Lot 40A (Maynard), Lot 40B (Young),
Lot 42B (Bailey),

Proxy Votes:

Lot 38A (Uptmor) gave written proxy vote to Lot 39A (McDonald).
(document on file)

Members not eligible to vote due to delinquent annual fees:

Lot 39B(Kofoed), Lot 40A (Maynard),
Lot 40B (Young), Lot 42B (Bailey)

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Reading of last year's meeting minutes.
- Financial Report
- Board Elections
- Grounds Keeping
- Irrigation
- Architectural Control

Minutes:

Last year's meeting minutes were read and approved by vote (unanimous).

Financial Report:

The current financial state of the HOA was present in a handout. The data presented has been included in Appendix A. Finances are in reasonable condition considering the number of homes in foreclosure for which no dues are being remitted.

It was explained that as per last annual meeting's vote, funds have been transferred from the Entry Lighting and Common Area Maintenance funds to the Electrical Power Expenses fund.

Board Elections:

Stacy Poyzer, Denise Thomas and Calvin McDonald were each nominated and seconded as Directors and the voting for all three was unanimous.

The Board for 2011-2012 is:

Stacy Poyzer	President
Denise Thomas	Vice President
Calvin McDonald	Secretary

Front Entry Maintenance:

It was proposed that a family/month or a set day be set aside for members to maintain the front entry. No conclusion was reached.

Irrigation:

Terry reported that he asked the ditch rider to raise water level 4" to help with the water level in the sump.

Ditch Maintenance:

The group discussed the need to get rid of the broken culverts and large hole by the culverts at the corner of Schofield / Uptmor lots. It was suggested that Uptmor's be consulted. Diane Schofield will call the ditch rider and see what parts of the problem they are responsible for and will correct. What they won't, we should work with Uptmor's and make a plan to correct. (the site in question is on the Uptmor property)

Architectural Control:

Schofield's presented written plans for their landscaping. Unanimous vote to approve Schofield's wood fences, trees, fire pit and sandy beach by pond was given.

Recreation:

The members planned a tentative neighborhood BBQ for July 9th 3-5pm

VOTING SUMMARY

The following items were voted on during the meeting. There were 5 of 5 total eligible votes possible present at the meeting - meaning 2/3rds or 4 votes were required to pass any measure.

Stacy Poyzer, Denise Thomas and Calvin McDonald as Directors for 2010-2011. Stacy as President, Denise as VP and Calvin as Sec.

5 For, 0 Against

Approval of last year's (2010-2011) meeting minutes.

5 For, 0 Against

Meeting was adjourned.

Appendix A Financial Report

HOA Fund Summary Report - ETD 5/31/2002 through 5/18/2011

5/18/2011

Date	Account	Num	Description Memo Cat...	Tag	Tax Item	Clr	Amount
EXPENSES							7,277.60
	Checking Fees, Misc						240.00
	Entry Lighting						50.32
	Common Area Maintenance						246.60
	Irrigation System Expenses						820.14
	Legal Fees						0.00
	Liability Insurance						90.00
	Electrical Power Expenses						452.54
	HOA-Power-Personal						0.00
	Service/Maintenance for Road						5,378.00
OVERALL TOTAL							7,277.60

All Transactions Since Our Last Association Meeting:2

6/24/2010 through 5/18/2011

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5/18/2011

Date	Num	Description	Memo	Category	Amount
BALANCE 6/23/2010					7,813.69
7/1/2010			Interest	HOA-Check-Fee-Misc	0.64
7/1/2010			Interest	HOA-Check-Fee-Misc	0.04
7/6/2010	1106	Idaho Power	June	HOA-Power	-217.27
8/1/2010			Interest	HOA-Check-Fee-Misc	0.65
8/5/2010		Move Funds From Lighting To Power	Funds Out	HOA-Entry-Lighting	-270.00
8/5/2010		Move Funds From Lighting To Power	Funds In	HOA-Power	270.00
8/5/2010	1107	Idaho Power	July	HOA-Power	-278.89
8/31/2010		Move Funds From Grounds To Power		HOA-Power	270.00
8/31/2010		Move Funds From Grounds To Power		HOA-Grounds-Mainten...	-270.00
8/31/2010	1108	Idaho Power	Aug	HOA-Power	-252.98
9/1/2010			Interest	HOA-Check-Fee-Misc	0.62
10/1/2010			Interest	HOA-Check-Fee-Misc	0.58
10/1/2010			Interest	HOA-Check-Fee-Misc	0.04
10/6/2010		Move Funds From Grounds To Power		HOA-Grounds-Mainten...	-207.00
10/6/2010		Move Funds From Grounds To Power		HOA-Power	207.00
10/6/2010	1110	Idaho Power	Sept	HOA-Power	-232.20
11/1/2010	1111	Idaho Power	Oct	HOA-Power	-300.00
11/1/2010		Move Funds From Grounds To Power		HOA-Grounds-Mainten...	-297.00
11/1/2010		Move Funds From Grounds To Power		HOA-Power	297.00
11/1/2010			Interest	HOA-Check-Fee-Misc	0.59
12/1/2010			Interest	HOA-Check-Fee-Misc	0.54
12/22/2010	DEP	... Schofield	Lot 38B 2010 Dues	--Split--	400.00
1/1/2011			Interest	HOA-Check-Fee-Misc	0.56
1/1/2011			Interest	HOA-Check-Fee-Misc	0.04
1/26/2011	1112	State Farm Insurance	2011	HOA-Liability-Insurance	-400.00
1/26/2011		Move Funds From Lighting To Insuran...		HOA-Entry-Lighting	-260.00
1/26/2011		Move Funds From Lighting To Insuran...		HOA-Liability-Insurance	260.00
2/1/2011			Interest	HOA-Check-Fee-Misc	0.58
3/1/2011			Interest	HOA-Check-Fee-Misc	0.50
4/1/2011			Interest	HOA-Check-Fee-Misc	0.55
4/1/2011			Interest	HOA-Check-Fee-Misc	0.04
5/1/2011			Interest	HOA-Check-Fee-Misc	0.53
5/2/2011	DEP	... McDonald	Lot 39A 2011 Dues	--Split--	400.00
5/3/2011	DEP	... Uptmor	Lot 38A 2011 Dues	--Split--	400.00
5/6/2011	1113	Middleton Planning & Design	Lien Legal Assista...	HOA-Check-Fee-Misc	-61.25
6/24/2010 - 5/18/2011					-536.09

BALANCE 5/18/2011 **7,277.60**

TOTAL INFLOWS	2,510.50
TOTAL OUTFLOWS	-3,046.59
NET TOTAL	-536.09