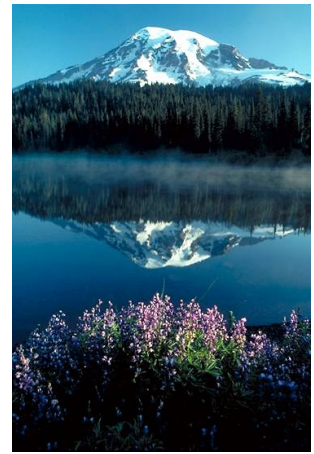


**Eleventh Annual Meeting
Reflection Lane Homeowners Association
Minutes
8 May 2014
7:00 – 8:00 pm**



Location: Schofield Residence (Lot 38B)

Attendees:

Terry Poyzer (Lot 41B)
Stacie Poyzer (Lot 41B)
Denise Thomas (Lot 41A)
Earl Uptmor (Lot 38A)
Arlene Uptmor (Lot 38A)
Steven Schofield (Lot 38B)
Diane Schofield (Lot 38B)
Chad Walker (Lot 39B)
Ginger Walker (Lot 39B)

PREMEETING NOTES

Acting Board (2012-2013):

Gerhard Thomas	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

Lot 40A (Maynard), Lot 42B (Bailey), Lot 40B (Burfeindt)
Lot 38A (McDonald)

Proxy Votes:

Lot 40B (Burfeindt) gave written proxy vote to Lot 39A (McDonald).
Lot 39A (McDonald) gave written proxy vote to Lot 38B (Schofield).

Members not eligible to vote due to delinquent annual fees:

Lot 40A (Maynard), Lot 42B (Bailey)

Eligible Votes:

7 lots of 9 were eligible to vote. Of the 7, 5 were present at the meeting and 2 were represented by proxy. The 2 ineligible votes did not attend.

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Review
- Financial Report
- Board Elections
- Irrigation
- Liens - Existing and Pending
- Road Resurfacing
- Open Discussion

Review:

Read the minutes from last year's annual meeting.

Financial Report:

Discussed why the insurance fund is negative – this is due to the rate being increased and some members not paying their dues. We will shift some money around to correct this. It was concluded that the HOA dues don't need to be raised. Everybody is paid up but Lot 40A (Maynard) and Lot 42B (Bailey), but the financial report does not show all payees for the last year. Need to investigate why not everyone is showing up on the report.

Board Elections:

It was moved and seconded that Steven Schofield, Butch Burfiendt and Calvin McDonald be the three Board members to serve from the 2014-2015 year. Voting was unanimous (6 of 6).

The Board for 2014-2015 will be:

Steven Schofield	President
Butch Burfiendt	Vice President
Calvin McDonald	Secretary

Irrigation:

The group reported that the email that went out about the irrigation system status worked out well. A gate is going to be put in at the back of Schofield's yard for access to the pump house. Fence should be easily movable until gate is put in.

Liens - Existing and Pending:

Reviewed. Talked through the process and need to re-apply every year to get additional amounts on the properties

Road Resurfacing:

Noted that we are still short on funds to seal the roadway.

Open Discussion:

Filtration on the Irrigation System:

Dan's road just put a new filter on the pump, self-cleaning filter. Cost them \$1,800 - \$3,000. We need to get an estimate for a like system. We also need to get a list of willing participants for special assessment to covering such a filter. Chad will look into it. Valley Irrigation is good, Terry will look into that one. Burgess is an option. May need an extra pump.

Need to get a new lock on the door to the pump house. Door is opening often.

Motor bikes need to be mindful if horses are around. Horses can be spooked.

Neighborhood get together. Breakfast get together sometime. Possibly in July.

Bailey's and Thomas' are putting their houses on the market.

VOTING SUMMARY

The following items were voted on during the meeting. There were 7 of 7 total eligible votes possible present at the meeting - meaning 2/3rds or 5 votes were required to pass any measure.

Steven Schofield, Butch Burfiendt and Calvin McDonald as Directors for 2014-2015.
Steven as President, Butch as VP and Calvin as Sec.

7 For, 0 Against

Appendix A Financial Report

HOA Fund Summary Report - ETD 5/31/2002 through 5/7/2014

Date	Account	Num	Description Memo Cat...	Tag	Tax Item	Clr	Amount
EXPENSES							11,562.23
	Checking Fees, Misc						383.66
	Entry Lighting						266.32
	Common Area Maintenance						539.52
	Irrigation System Expenses						1,786.13
	Legal Fees						0.00
	Liability Insurance						-105.00
	Electrical Power Expenses						385.60
	HOA-Power-Personal						0.00
	Service/Maintenance for Road						8,306.00
OVERALL TOTAL							11,562.23

Annual Income Expense Report 2014 6/1/2013 through 6/1/2014

5/7/2014

Date	Account	Description	Memo	Category	Amount
BALANCE 5/31/2013					11,200.93
6/5/2013	RLHOA-Checking	Idaho Power	May 2013	HOA-Power	-225.45
6/6/2013	RLHOA-Checking	Thomas	Lot 41A 2013 Dues (partial)	--Split--	150.00
6/17/2013	RLHOA-Checking	LeeAnn Or Butch Burfeindt	Reimburse for Entry Gravel	HOA-Grounds-Maintenance	-311.08
6/18/2013	RLHOA-Checking	Calvin McDonald	Refund Overage on Entry Gravel	HOA-Grounds-Maintenance	124.00
6/27/2013	RLHOA-Checking	Idaho Power	June 2013	HOA-Power	-263.77
6/28/2013	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
7/15/2013	RLHOA-Checking	Thomas	Lot 41A 2013 Dues (partial)	--Split--	50.00
7/31/2013	RLHOA-Checking	Idaho Power	July 2013	HOA-Power	-309.90
8/8/2013	RLHOA-Checking	Thomas	Lot 41A 2013 Dues (partial)	--Split--	50.00
8/22/2013	RLHOA-Checking	Thomas	Lot 41A 2013 Dues (partial)	--Split--	75.00
8/29/2013	RLHOA-Checking	Idaho Power	Aug 2013	HOA-Power-Personal	-324.78
10/1/2013	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
10/4/2013	RLHOA-Checking	Idaho Power	Sep 2013	HOA-Power-Personal	-279.49
10/31/2013	RLHOA-Checking	Idaho Power	Oct 2013 + 6 Winter Months in Advance	--Split--	-223.31
11/4/2013	RLHOA-Checking	Personal Contributions T...		--Split--	800.00
11/13/2013	RLHOA-Checking	Thomas	Lot 41A 2013 Dues (partial-final)	--Split--	75.00
1/1/2014	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
1/28/2014	RLHOA-Checking	State Farm Insurance	2014	HOA-Liability-Insurance	-425.00
2/21/2014	RLHOA-Checking	Poyzer	Lot 41B 2013 Dues (partial)	--Split--	200.00
4/1/2014	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
4/8/2014	RLHOA-Checking	Thomas	Lot 41A 2014 Dues (partial-early)	--Split--	200.00
4/22/2014	RLHOA-Checking	McDonald	Lot 39A 2014 Dues	--Split--	400.00
4/23/2014	RLHOA-Checking	Poyzer	Lot 41B 2013 Dues (partial)	--Split--	100.00
4/28/2014	RLHOA-Checking	Uptmor	Lot 38A 2014 Dues	--Split--	400.00
5/2/2014	RLHOA-Checking	Poyzer	Lot 41B 2013 Dues (partial-final)	--Split--	100.00
6/1/2013 - 6/1/2014					361.30
BALANCE 6/1/2014					11,562.23
TOTAL INFLOWS					2,724.08
TOTAL OUTFLOWS					-2,362.78
NET TOTAL					361.30