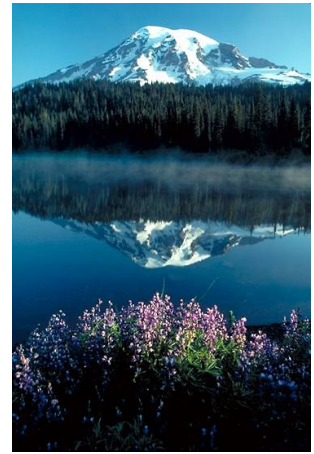


**Fifteenth Annual Meeting
Reflection Lane Homeowners Association
Minutes
4 May 2018
6:00 – 8:00 pm**



Location: Schofield Residence (Lot 38B)

Attendees:

Stacie Poyzer (Lot 41B)
Michelle Anderson (Lot 41A)
Earl Uptmor (Lot 38A)
Arlene Uptmor (Lot 38A)
Diane Schofield (Lot 38B)
Mike Latzke (Lot 40B)
Rosa Latzke (Lot 40B)
Calvin McDonald (Lot 39A)
Elizabeth McDonald (Lot 39A)
Ginger Walker (Lot 39B)
Dennis Lapham (Lot 42B)
Dee Lapham (Lot 42B)

PREMEETING NOTES

Acting Board (2017-2018):

Terry Poyzer	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

Lot 40A (Maynard)

Proxy Votes:

None.

Members not eligible to vote due to delinquent annual fees:

Lot 40A (Maynard)

Eligible Votes:

8 lots of 9 were eligible to vote. Of the 8, 8 were present at the meeting and 0 were represented by proxy.

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Eat
- Board Elections
- Financial Report
- Open Discussion

The meeting began with a pot-luck dinner. The group ate and visited for about an hour and all seemed to have a good time.

Board Elections:

It was moved and seconded that Dennis Lapham, Diane Schofield and Calvin McDonald be the three Board members that serve for 2018-2019. Voting was unanimous (8 of 8).

The Board for 2018-2019 will be:

Dennis Lapham	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Financial Report:

The prior business years' finances were presented (see appendix) and discussed. Concern express that road fund might have too much money in it. No actions where recommended.

Roadway:

Some members are noticing places in their driveways where the seal coating has come off - mainly in places where water pools. Group decided to contact the installing contractor to see if they will warranty it.

Irrigation:

It was discussed if we should have a watering schedule like last year where the system is off on Sundays and Mondays. The group determined that it didn't help enough to be worth it so it was decided to just leave the system on 24/7.

Common Area:

The group was asked about there being any need to enhance any part of the common area. Nothing came up other than an idea to put some trees along the south side of the road. This idea was not well received due to possible damage to the V ditch by roots.

Open Discussion:

Schofield are still having trouble with cars going through their property along the V ditch. They proposed installing gate or chain across that area.

Action Item List:

1. Calvin to check on road seal warranty.
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VOTING SUMMARY

The following items were voted on during the meeting. There were 8 of 8 total eligible votes possible present at the meeting - meaning 2/3rds or 6 votes were required to pass any measure.

1. Dennis Lapham, Diane Schofield and Calvin McDonald as Directors for 2018-2019. Dennis as President, Diane as VP and Calvin as Sec. 8 For, 0 Against

Appendix A Financial Report

- EXPENSES	11,452.31
Checking Fees, Misc	448.92
Entry Lighting	0.00
Common Area Maintenance	1,709.84
Irrigation System Expenses	148.52
Legal Fees	0.00
Liability Insurance	-195.00
Electrical Power Expenses	540.79
HOA-Power-Personal	0.00
Service/Maintenance for Road	8,799.24
OVERALL...	11,452.31

Date	Account	Description	Memo	Category	Amount
BALANCE 3/31/2017					13,526.40
4/1/2017	RLHOA-Sa...		Interest	HOA-Check-Fee-Misc	0.01
4/10/2017	RLHOA-Ch...	Idaho State Tax Commission	Building Fund - 2017	HOA-Check-Fee-Misc	-10.00
4/17/2017	RLHOA-Ch...	McDonald	Lot 39A 2017 Dues	--Split--	500.00
4/17/2017	RLHOA-Ch...	Schofield	Lot 38B Gravel	HOA-Grounds-Mainten...	200.00
4/21/2017	RLHOA-Ch...	Uptmor	Lot 38A 2017 Dues	--Split--	500.00
5/9/2017	RLHOA-Ch...	Diane Schofield	Painting Supplies for Pum...	HOA-Irrigation	-36.94
5/12/2017	RLHOA-Ch...	Bugress Pump	Rebuild Irrigation Pump	HOA-Irrigation	-1,896.99
6/1/2017	RLHOA-Ch...	Latzke	Lot 40B 2017 Dues	--Split--	500.00
6/1/2017	RLHOA-Ch...	Anderson	Lot 41A 2017 Dues	--Split--	500.00
6/1/2017	RLHOA-Ch...	Schofield	Lot 38B 2014 Dues	--Split--	500.00
6/1/2017	RLHOA-Ch...	Walker	Lot 39B 2014 Dues	--Split--	500.00
6/1/2017	RLHOA-Ch...	Poyzer	Lot 41B 2017 Dues (partial)	--Split--	300.00
6/13/2017	RLHOA-Ch...	Idaho Power	May 2017	HOA-Power	-115.99
7/1/2017	RLHOA-Sa...		Interest	HOA-Check-Fee-Misc	0.01
7/17/2017	RLHOA-Ch...	Idaho Power	May 2017	HOA-Power	-264.03
7/27/2017	RLHOA-Ch...	Poyzer	Lot 41B 2017 Dues (partial)	--Split--	100.00
7/27/2017	RLHOA-Ch...	Maynard	Lot 40A 2017 Dues (partial)	--Split--	300.00
7/27/2017	RLHOA-Ch...	Uptmor	Reimburse for Driveway Seal	HOA-Road-Service	354.80
7/27/2017	RLHOA-Ch...	Stalls And Stripes	Seal Coat	HOA-Road-Service	-3,776.76
7/27/2017	RLHOA-Ch...	Stalls And Stripes	Uptmor Driveway (reimbur...	HOA-Road-Service	-354.80
8/7/2017	RLHOA-Ch...	Idaho Power	Jun 2017	HOA-Power	-322.54
8/16/2017	RLHOA-Ch...	Jim Anderson	Pump Controller Fans - Re...	HOA-Irrigation	-149.49
8/17/2017	RLHOA-Ch...	Poyzer	Lot 41B 2017 Dues (final)	--Split--	100.00
9/5/2017	RLHOA-Ch...	Idaho Power	Jul 2017	HOA-Power	-302.01
10/1/2017	RLHOA-Sa...		Interest		0.01
10/10/2017	RLHOA-Ch...	Idaho Power	Aug 2017	HOA-Power	-230.28
10/17/2017	RLHOA-Ch...	Stewart Title (Bailey)	2009-2017 Dues Paid at Hou...	--Split--	1,694.00
11/7/2017	RLHOA-Ch...	Idaho Power	Sept - 2017	HOA-Power	-118.11
12/6/2017	RLHOA-Ch...	Idaho Power	Oct - Apr	HOA-Power	-120.00
12/30/2017	RLHOA-Ch...	State Farm Insurance	2018	HOA-Liability-Insurance	-425.00
1/1/2018	RLHOA-Sa...	HOA-Check-Fee_Misc	Interest		0.01
4/1/2018	RLHOA-Sa...		Interest	HOA-Check-Fee-Misc	0.01
4/1/2017 - 5/4/2018					-2,074.09

BALANCE 5/4/2018	11,452.31
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TOTAL INFLOWS	6,048.85
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TOTAL OUTFLOWS	-8,122.94
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NET TOTAL	-2,074.09
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