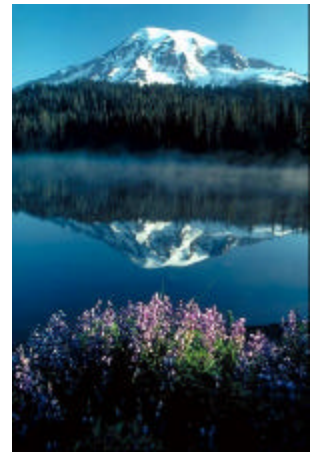


**First Annual Meeting
Reflection Lane Homeowners Association
Minutes
10 April 2002**



Did you know? That Reflection Lane is named for Reflection Lake in Washington – pictured here. That’s Mt. Rainier in the background. Alan Mills, the developer, took a trip there and decided it was a good name for our road.

Location: DuGal residence

Attendees:

Sheri Maupin	David & Kaye Kimbrell (2 lots)
Toni & Lisa DuGal	Stacy
Nan Summers	Steve & Margaret Marlatt
Calvin & Elizabeth McDonald	Jim

- I. The meeting opened with Sheri Maupin reviewing the requirements to set up the homeowners association. The requirements she listed included:
 - ?? File for a tax ID
 - ?? Set up as a non-profit organization
 - ?? Establish a bank account
 - ?? Elect board members (typically three: President, Vice President, Secretary/Treasurer; generally 1 member for 3 year term; 2 members for 1 year term)
 - ?? Appoint Irrigation Board (to work with Agri Lines on homeowners irrigation rights; Jeff Forsburg is resource to work with)
 - ?? Appoint Architectural control committee

Margaret Marlatt pointed out to Sheri that the CC&Rs indicate that Richard Porter would establish the association, and then turn it over to the homeowners. Sheri took an action to address with Rich.

Toni advised Sheri that the entrance lighting was broken and requested that before the association assume responsibility for repairs, the lights be repaired to working condition.

The CC&R association assessment has been set at \$200.00 each annual (total of \$1800.00) and is intended to pay for water shares, irrigation pump electricity, and maintenance of the entrance landscaping. A vote of 60% majority is required to change this assessment. The board needs to evaluate the anticipated expenses and make a proposal on assessment to the association.

- II. Sheri then indicated to the homeowners that the electrical power for the pressurized irrigation system was to have been connected on 4/10/02. Jim will verify that this is correct.
- III. Sheri discussed the issue of potentially turning Reflection Lane over to the county. She indicated that as a county road, the county would be responsible for repairs to the road, snow plowing, and that the homeowners could petition to have the school bus drive down the road. She further indicated that it could be difficult to get the county to perform repairs in a timely fashion and that as a private road, the association could control when repairs occurred and could perhaps gate the road if desired. The association board needs to investigate this idea further and contact the General Contractor for the road to identify what type of testing was completed on the road when constructed.

- IV. Toni reviewed the responsibilities of the association board positions as follows:

- ?? President: facilitate board and association meetings; manage required actions
- ?? Vice President: assist president; assume duties of President as required
- ?? Secretary/Treasurer: publish board and association meeting minutes; manage association bank account; pay bills; collect assessment

The association elected the following board members by a vote of 8 out of 9 possible votes (89%):

- ?? President: Toni DuGal
- ?? Vice President: Margaret Marlatt
- ?? Secretary/Treasurer: Calvin McDonald

The association appointed Jim and Terry as the irrigation board.

The association proposed that the CC&Rs be amended to replace the architectural control committee of three members with a system by which a homeowner would obtain a 60% (6 out of 9) approval from association members and submit approved construction to the board for communication to the members. The homeowner would be required to show plans and specifications to the approving association members in order to gain their

signature approval. Margaret will draft the initial proposal on this amended language for board and association review.

- V. The association discussed the issue of maintaining the areas along Reflection Lane. It was determined that each homeowner is responsible for maintaining the weeds along the road frontage for their respective property. The association will address the issue in the future for a possible landscaping solution.

- VI. The proposed Church was discussed and homeowners raised questions about lighting, parking, fencing, landscaping, etc. Toni will find out additional information and communicate to homeowners.

- VII. Open Issues (to be addressed by association)
 - ?? What term is the board elected for?
 - ?? What term is the irrigation board appointed for?

- VIII. Future Topics
 - ?? Landscaping along Reflection Lane (1-2 years)
 - ?? Turning road over to county

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		Sheri Maupin	
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		Jim/Terry	
3	Evaluate the anticipated expenses and make a proposal on the assessment to the association.	4/10/02	5/1/02		Board	
4	Repair lights at entrance	4/10/02	5/1/02		Sheri Maupin	

Action Item		Date Opened	Date Required	Date Closed	Person(s) Assigned	Resolution
5	Draft amended language for architectural control	4/10/02	5/1/02		Margaret	
6	Contact General Contractor on road to discuss what testing was completed.	4/10/02	5/1/02		Toni	
7	Investigate additional information about turning road over to county	4/10/02	5/15/02		Board	
8	Find out information about proposed church (contact Ron Thurber)	4/10/02	5/1/02		Toni	
9	Contact Sheri and have old culverts removed	4/10/02	5/1/02		Toni	
10	Is there an irrigation system pipe ripped out on Todd's lot?	4/10/02	5/1/02		Todd	