

**Fourteenth Annual Meeting  
Reflection Lane Homeowners Association  
Minutes  
4 May 2017  
6:30 – 8:00 pm**



**Location:** McDonald Residence (Lot 39A)

**Attendees:**

Terry Poyzer (Lot 41B)  
Stacie Poyzer (Lot 41B)  
Jim Anderson (Lot 41A)  
Michelle Anderson (Lot 41A)  
Earl Uptmor (Lot 38A)  
Arlene Uptmor (Lot 38A)  
Steven Schofield (Lot 38B)  
Diane Schofield (Lot 38B)  
Mike Latzke (Lot 40B)  
Rosa Latzke (Lot 40B)  
Calvin McDonald (Lot 39A)  
Chad Walker (Lot 39B)  
Ginger Walker (Lot 39B)  
Chris Maynard (Lot 40A)

**PREMEETING NOTES**

Acting Board (2016-2017):

Terry Poyzer	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

Lot 42B (Bailey)

Proxy Votes:

None.

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, 7 were present at the meeting and 0 were represented by proxy.

## MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Review
- Board Elections
- Financial Report
- Irrigation
- Roadway
- Open Discussion

### **Board Elections:**

It was moved and seconded that the same three Board members that served for the 2016-2017 year serve for 2017-2018. Voting was unanimous (7 of 7).

The Board for 2017-2018 will be:

Terry Poyzer	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

### **Financial Report:**

The prior business years' finances were presented (see appendix) and discussed.

### **Roadway:**

There was a discussion about road resurfacing. Diane Schofield and Terry Poyzer present the information and quotes they had obtained. We have two bids, one a year old for 11 cents a square-foot and a recent one for 15 cents, both with PSI.

It was proposed that we have the road resealed this summer, probably in June. This was moved and seconded and voting was unanimous in favor (7 of 7). The quote includes the addition of any driveways owners would like to have done at the same rate. Diane and Terry will contact PSI and have this scheduled and attempt to get a better price than 15 cents.

The following members will be having their driveways done at the same time at their own expense: Anderson (Lot 41A), Uptmor (Lot 38A), Schofield (Lot 38B) and McDonald (Lot 39A).

The group also had a discussion about donating the roadway to the County. This is not a new topic but lessening fears of the County pushing the road through to Dan's Lane and the costs to maintain it have members thinking about it again. Pros/Cons were discussed. No decision was made. Not enough data for members to base the decision on.

Terry reported that the County will not even talk about accepting the roadway until the Association has a signed letter of consent from every homeowner. Terry took an action item to contact the County and get a feel for the probability of them ever wanting to push the road through.

### **Irrigation:**

Calvin reported on the recent work done to the pump, the replacing of the seal with packing. The system is up and ready when water is needed.

It was proposed that we put our system on a on/off schedule to conserve power. It was proposed that it be on 5 days a week and off 2. It was agreed upon and the off days chosen were Sunday and Monday. Terry took an action item to check to see if the pump controller can be programmed to turn itself off on Sun/Mon. If it can't, we'll arrange to do it manually.

Calvin also reported that the system is cycling about every hour when not in use. It's programmed to turn off at 65 psi and back on at 46 psi. When no water is being used from the system (just leaks) it took 56 minutes to bleed from 65 psi to 46 psi. The pump then took 20 second to get back up to 65 psi and another 3 minutes to decide it could turn back off. 56 minutes later it would turn on again.

There is a known leak between the heads of McDonald and Uptmor's driveways. It is believe that it's the T down there we recently dug up and attempted to repair. It's not leaking enough to warrant digging it up. If it gets worse we'll have to.

Chris Maynard reported that he'll be using the irrigation system this summer but has a leak to repair first near his barn.

### **Common Area:**

It was noted that the church's sprinklers are water our roadway again. It was decided that Terry, Calvin and Jim would adjust them - like we did a couple of years ago - so they don't spray anywhere but on the lawn. This is easier than trying to get the church to do it.

Calvin asked if anyone knew where the grate went that use to guard the entrance to the buried part of the ditch. Walker's were wanting to know. No one knew so we assume the ditch-rider took it.

### **Open Discussion:**

Schofield's reminded the group of the bank eroding that's happening by the rock dam we made in the canal. It will be watched and if it gets worse we'll have to do something about it. Mike Latzke offered rock from his place if needed.

Terry Poyzer proposed that we review our by-laws for needed updates as they are naturally outdated due to the passage of time. No real movement on this other than member were asked to review then and propose needed changes.

When the meeting ended the Board met with Chris Maynard (Lot 40A) on the topic of a plan to help get him caught up on his dues. It was decided that the Board would discuss this moving forward, propose a plan that is both acceptable to Chris and the Association and get back to him.

There was a discussion about the coming of a storage facility on the land north of the subdivision. Some are concerned about the potential of it being an eye-sore. Nothing was concluded.

### **Action Item List:**

1. Adjust church sprinklers so they don't hit the road (Calvin, Jim, Terry)
2. Check if pump controller can be programmed to turn the system off. (Terry)
3. Turn PSI loose – attempt getting a better rate (Terry, Diane)
4. Review bylaws – see if we want to change. (Terry)
5. Board to work with Chris Maynard on getting his dues caught up.

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## **VOTING SUMMARY**

The following items were voted on during the meeting. There were 6 of 7 total eligible votes possible present at the meeting - meaning 2/3rds or 5 votes were required to pass any measure.

1. Terry Poyzer, Diane Schofield and Calvin McDonald as Directors for 2017-2018. Terry as President, Diane as VP and Calvin as Sec. 7 For, 0 Against
2. It was proposed and seconded that the roadway (Reflection Ln) be resurfaced this summer at a cost of about \$5000. 7 For, 0 Against

# Appendix A Financial Report

## HOA Fund Summary Report

Checking Fees, Misc	406.87
Entry Lighting	0.00
Common Area Maintenance	1,438.84
Irrigation System Expenses	1,981.94
Legal Fees	0.00
Liability Insurance	-355.00
Electrical Power Expenses	763.75
HOA-Power-Personal	0.00
Service/Maintenance for Road	10,990.00
<b>OVERALL T...</b>	<b>15,226.40</b>

## Business Year In/Out Flows

BALANCE 5/31/2016					14,987.07
6/1/2016	RLHOA-Chec...	Idaho Power	May 2016	HOA-Power	-299.46
6/14/2016	RLHOA-Chec...	Walker	Lot 39B 2016 Dues	--Split--	400.00
7/1/2016	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
7/6/2016	RLHOA-Chec...	Idaho Power	June - 2016	HOA-Power	-361.90
8/9/2016	RLHOA-Chec...	Idaho Power	July - 2016	HOA-Power	-350.94
9/13/2016	RLHOA-Chec...	Idaho Power	Aug - 2016	HOA-Power	-359.02
9/14/2016	RLHOA-Chec...	Diane Schofield	Reimburse For Painting Supplies - Pumphouse	HOA-Irrigation	-45.52
10/1/2016	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
10/10/2016	RLHOA-Chec...	Idaho Power	Sept - 2016	HOA-Power	-303.25
11/1/2016	RLHOA-Chec...	Idaho Power	Oct - 2016	HOA-Power	-209.63
11/9/2016	RLHOA-Chec...	Brent Clark	Gravel by Church - has been reimbursed	HOA-Grounds-Maintenance	-1,155.00
11/22/2016	RLHOA-Chec...	Walker	Lot 39B SupPower/Gravel	--Split--	309.00
11/22/2016	RLHOA-Chec...	McDonald	Lot 39A Gravel	HOA-Grounds-Maintenance	250.00
11/22/2016	RLHOA-Chec...	Anderson	Lot 41A Gravel	HOA-Grounds-Maintenance	250.00
11/22/2016	RLHOA-Chec...	Uptmor	Lot 38A SupPower/Gravel	--Split--	375.00
11/22/2016	RLHOA-Chec...	Schofield	Lot 38B SupPower	HOA-Power	109.00
11/22/2016	RLHOA-Chec...	McDonald	Lot 39A SupPower	HOA-Power	109.00
11/22/2016	RLHOA-Chec...	Latzke	Lot 40B SupPower	HOA-Power	109.00
11/22/2016	RLHOA-Chec...	Anderson	Lot 41A SupPower	HOA-Power	109.00
12/8/2016	RLHOA-Chec...	Idaho Power	Dec-Mar	HOA-Power	-80.00
12/28/2016	RLHOA-Chec...	Poyzer	Lot 41B SupPower	HOA-Power	109.00
1/1/2017	RLHOA-Savings	HOA-Check-...	Interest		0.01
1/6/2017	RLHOA-Chec...	State Farm I...	2017	HOA-Liability-Insurance	-425.00
4/1/2017	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.01
4/18/2017	RLHOA-Chec...	McDonald	Lot 39A 2017 Dues	--Split--	500.00
4/18/2017	RLHOA-Chec...	Schofield	Lot 38B Gravel	HOA-Grounds-Maintenance	200.00
4/21/2017	RLHOA-Chec...	Uptmor	Lot 38A 2017 Dues	--Split--	500.00
5/1/2017	RLHOA-Chec...	Latzke	Lot 40B 2017 Dues	--Split--	500.00
<b>6/1/2016 - 5/4/2017</b>					<b>239.34</b>

<b>BALANCE 5/4/2017</b>	<b>15,226.41</b>
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<b>TOTAL INFLOWS</b>	<b>3,829.06</b>
<b>TOTAL OUTFLOWS</b>	<b>-3,589.72</b>
<b>NET TOTAL</b>	<b>239.34</b>