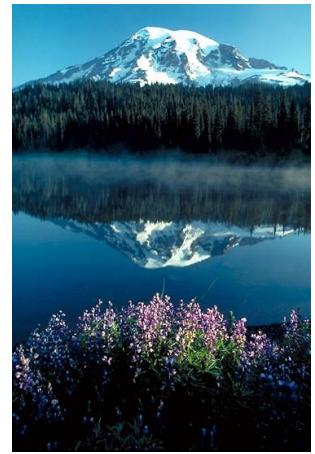


**Ninth Annual Meeting
Reflection Lane Homeowners Association
Minutes
8 May 2012
7:00 – 8:30 pm**



Location: Poyzer's Residence (Lot 41B)

Attendees:

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

PREMEETING NOTES

Acting Board (2011-2012):

Stacy Poyzer	President
Denise Thomas	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

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

Proxy Votes:

Lot 40B (Burfeindt) gave written proxy vote to Lot 39A (McDonald).
(document on file)

Members not eligible to vote due to delinquent annual fees:

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

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Reading of last year's meeting minutes
- Board Elections
- Financial Report
- Grounds Keeping
- Open Discussion

Minutes:

Last year's meeting minutes were reviewed and discussed.

Financial Report:

The current financial state of the HOA was present in a handout and discussed. The data presented has been included in Appendix A. Finances are in reasonable condition considering two members are 3 years delinquent on their dues.

Board Elections:

Gerhard Thomas, Diane Schofield and Calvin McDonald were each nominated and seconded as Directors and the voting for all three was unanimous.

The Board for 2012-2013 is:

Gerhard Thomas	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Calvin to arrange for the Board to meet and get the signature card updated.

Signage:

The group discussed the need for a "Dead End" and/or "Private Lane" sign to be mounted on the same poll as the street name. All were in favor of spending fund to acquire such a sign. All preferred that the sign state both the lane is private and a dead end. The preferred verbiage agreed on was "Private Lane - No Outlet". Calvin took responsibility to find such a sign either ready-made on the internet or possibly buy one from the county road department.

Common Area Maintenance:

Concern was expressed about the eye-sore area along the road adjacent to the church lot. It was concluded that we need a professional opinion on what our options are for removing

standing water from the area. Terry took an assignment to have someone assess the situation and report on viable options.

The group decided to do some front entry maintenance ourselves - meaning update the barked areas with rock, remove weeds and replace the edging that is coming out of the ground. Terry took assignment to check with Chris Bailey about his side of the road. Calvin took assignment to calculate the number of yards of rock needed. Chad took assignment to check rock color difference with rock available in Emmett. Chad, Gerhard and Calvin will meet tomorrow at 6pm at front entry and scope it out area needs. Chad, Gerhard, Terry and Calvin to meet later and move forward based on findings. General plan being to have the rock delivered and dumped in the road and the HOA members to have a work day installing it.

Irrigation:

Terry and Earl reported that they successfully dammed with canal enough to raise the water level in the irrigation sump to an acceptable level and that the system has been checked out and is ready to turn on when water is needed.

Flood Plain:

The group discussed the recent changes to the flood plain and the affect it's having on everyone's homeowners insurance. Some on the street have had site elevation work done and report that the flood plane is quite low - landing in all cases in the crawl spaces of homes. This is good news as it will keep insurance rates low when grandfather low rate terminate in 2 years.

Ditch Maintenance:

The problem of the large hole in the ditch at the far east end of the subdivision was discussed yet again. Diane reported that the ditch company has no intention of fixing the problem. After some discussion no solution was reached. It was suggested that a log or the like be place alongside the hole with a "Danger" sign - to at least alleviate the possibility of someone getting hurt or killed in the area. No assignments were given regarding this.

Architectural Control:

Diane Schofield provided a sample of the proposed colors they wish to paint the exterior of their home. The sample was passed around the room and a vote was taken to approve the colors.

Recreation:

It was proposed that another neighborhood party be planned. Excepting the rain the last one was enjoyed by many. The Gerhard and Denise Thomas offered their place and swimming pool for a party. A tentative date of a Saturday in August was set.

Meeting was adjourned.

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.

Gerhard Thomas, Diane Schofield and Calvin McDonald as Directors for 2012-2013.
Gerhard as President, Diane as VP and Calvin as Sec.

7 For, 0 Against

Vote to approve the new exterior paint colors for the house at Lot 38B (Schofield).

7 For, 0 Against

Appendix A

Financial Report

HOA Fund Summary Report - ETD

5/31/2002 through 5/8/2012

Date	Account	Num	Description Memo Cat...	Tag	Tax Item	Clr	Amount
EXPENSES							9,432.69
	Checking Fees, Misc						337.50
	Entry Lighting						140.32
	Common Area Maintenance						446.60
	Irrigation System Expenses						1,303.13
	Legal Fees						0.00
	Liability Insurance						115.00
	Electrical Power Expenses						492.14
	HOA-Power-Personal						0.00
	Service/Maintenance for Road						6,598.00
						OVERALL TOTAL	9,432.69