

**Seventh Annual Meeting
Reflection Lane Homeowners Association
Minutes
24 June 2010
8:00 – 9:30 pm**



Location: Poyzer's Residence (Lot 41B)

Attendees:

Denise Thomas	Terry & Stacy Poyzer
Earl & Arlene Uptmor	Calvin McDonald

PREMEETING NOTES

Acting Board (2009-2010):

Buzz Young	President (not present)
Stacy Poyzer	Vice President
Calvin McDonald	Secretary

Lots not represented at the meeting:

Lot 38B (Scott), Lot 39B (Kimbrell), Lot 40A (Maynard), Lot 40B (Young),
Lot 42B (Bailey),

Proxy Votes:

Lot 40B (Young) gave written proxy to HOA Board.
(document on file)

Members not eligible to vote due to delinquent annual fees:

Lot 39A(Kimbrell), Lot 40A (Maynard), Lot 42B (Bailey)

No annual meeting was held in 2009.

MEETING DISCUSSION

Welcome homeowners and presented the agenda.

Agenda:

- Financial Report
- Fund Redistribution Discussion
- Board Elections

Financial Report:

The current financial state of the HOA was present in a handout. The data presented has been included in Appendix A. Calvin reported that all funds are in fair shape with reasonable balances except for the following:

Electrical Power Expenses

This fund is currently not keeping a balance to support expenses (current or upcoming).

Calvin explained how the current dues are divided into funds and how the exceptions for Lot 42B are handled.

Calvin reported that 3 lots are delinquent on their 2009 dues and presently 5 are soon to be delinquent on their 2010 dues (become delinquent July 1). This is creating the short-fall in the Electrical Power Expense fund. The only homeowners currently paid in full are those present at the meeting.

It was proposed that funds be transferred from the Entry Lighting and Common Area Maintenance funds to the Electrical Power Expenses fund. This was voted on and it passed unanimously.

Board Elections:

Stacy Poyzer, Denise Thomas and Calvin McDonald were each nominated and seconded and the voting for all three was unanimous.

The new Board for 2010-2011 is:

Stacy Poyzer	President
Denise Thomas	Vice President
Calvin McDonald	Secretary

Open Discussion:

To date, Buzz Young has been maintaining the front common area pretty much by himself. Although not present, appreciation for his service was voiced. It was recommended that each homeowner occasionally take the time to do a little work in the common areas to continue the work Buzz was doing. It was also suggested that we have an Association work party later in the summer.

It was also suggested that members help keep an eye out for potential criminals as 3 homes on the street are currently empty.

There was a short discussion about creating a bike path to connect the street with Dan's Lane. This was not pursued because there are no funds.

The open pool in the ditch near Dan's Lane was also discussed (northeast corner of Lot 38A). It was concluded that the hole was created by the ditch company and that we should approach them about fixing it. It is a dangerous place of kids. Calvin will contact the Water Company Board about getting it fixed.

There was a discussion about purchasing a "private lane" and "dead end" signs to low both liability and traffic on the street.

The severe weed problem in the yards of the vacant homes was also discussed, in particular Lot 39B. The goat-heads have gotten so bad it has become infeasible to simply keep the weeds mowed down. It was suggested that the County be called to see if there is an abatement program for this situation.

VOTING SUMMARY

The following items were voted on during the meeting. There were 5 of 6 total eligible votes possible present at the meeting - meaning 2/3rds or 4 votes were required to pass any measure.

Allow Board to transfer funds from the Entry Lighting and Common Area Maintenance funds to the Electrical Power Expenses fund as need to cover power bills the remainder of the summer in lieu of further delinquent funds being received and with the intention of reimbursing these fund at a later date.

5 For, 0 Against

Stacy Poyzer, Denise Thomas and Calvin McDonald as Board members for 2010-2011.

5 For, 0 Against

Meeting was adjourned.

Appendix A

Split Transaction

Enter multiple categories to itemize this transaction; use the Memo field to record more details.

	Category	Tag	Memo	Amount
1.	HOA-Check-Fee-Misc			4 00
2.	HOA-Entry-Lighting			9 00
3.	HOA-Grounds-Maintenance			20 00
4.	HOA-Irrigation			50 00
5.	HOA-Liability-Insurance			45 00
6.	HOA-Power			150 00
7.	HOA-Road-Service			122 00
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				

Split Total: 400.00
Remainder: 0.00
Transaction Total: 400.00

Buttons: Add Lines, Adjust, Next, Edit, OK, Cancel

HOA Fund Summary Report - ETD

5/31/2002 through 6/22/2010

Date	Account	Tax Item	Clr	Amount
EXPENSES				7,813.69
	Checking Fees, Misc			282.75
	Entry Lighting			553.32
	Common Area Maintenance			960.60
	Irrigation System Expenses			670.14
	Legal Fees			0.00
	Liability Insurance			95.00
	Electrical Power Expenses			239.88
	HOA-Power-Personal			0.00
	Service/Maintenance for Road			5,012.00
OVERALL TOTAL				7,813.69

Transaction
6/1/2009 through 6/1/2010

6/22/2010

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Date	Account	Num	Description	Memo	Amount
BALANCE 5/31/2009					6,801.00
6/3/2009	RLHOA-Checking	DEP	... Poyzer	Lot 41B 2009 Dues	400.00
6/7/2009	RLHOA-Checking				1.32
6/25/2009	RLHOA-Checking	DEP	... Scott	Lot 38B 2009 Dues	400.00
7/1/2009	RLHOA-Checking			Interest	1.43
7/1/2009	RLHOA-Savings			Interest	0.10
8/1/2009	RLHOA-Checking			Interest	1.60
8/3/2009	RLHOA-Checking	1099	Idaho Power	Jul - Aug	-500.00
9/1/2009	RLHOA-Checking				1.53
10/1/2009	RLHOA-Checking			Interest	1.45
10/1/2009	RLHOA-Savings			Interest	0.08
11/1/2009	RLHOA-Checking			Interest	1.50
11/2/2009	RLHOA-Checking	1100	Idaho Power	Sept	-224.80
11/9/2009	RLHOA-Checking	1101	Border Landscape	Sprinkler Blowout	-35.00
12/1/2009	RLHOA-Checking			Interest	1.41
1/1/2010	RLHOA-Checking			Interest	1.44
1/1/2010	RLHOA-Savings				0.04
1/4/2010	RLHOA-Checking	1102	State Farm Insurance	2009	-400.00
1/6/2010	RLHOA-Checking	1103	Idaho Power	Dec, Jan, Feb	-76.00
2/4/2010	RLHOA-Checking			Interest	1.42
3/1/2010	RLHOA-Checking			Interest	1.21
4/1/2010	RLHOA-Checking			Interest	1.34
4/1/2010	RLHOA-Checking	1104	Idaho State Tax Com...	Building Fund - 2010	-10.00
4/1/2010	RLHOA-Savings			Interest	0.04
5/1/2010	RLHOA-Checking			Interest	1.30
5/2/2010	RLHOA-Checking	DEP	... McDonald	Lot 39A 2010 Dues	400.00
5/2/2010	RLHOA-Checking	DEP	... Uptmor	Lot 38A 2010 Dues	400.00
6/1/2010	RLHOA-Checking	DEP	... Thomas	Lot 41A 2010 Dues	400.00
6/1/2010	RLHOA-Checking	DEP	... Poyzer	Lot 41B 2010 Dues	400.00
6/1/2010	RLHOA-Checking	1105	Idaho Power	Mar-May	-159.32
6/1/2010	RLHOA-Checking			Interest	0.60
6/1/2009 - 6/1/2010					1,012.69
BALANCE 6/1/2010					7,813.69
TOTAL INFLOWS					2,417.81
TOTAL OUTFLOWS					-1,405.12
NET TOTAL					1,012.69