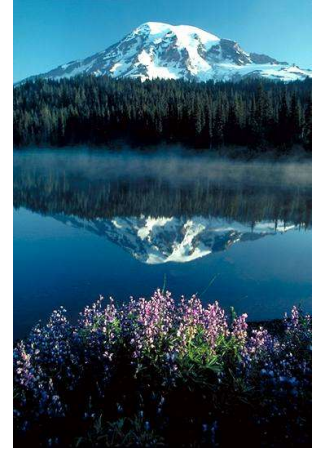


**Sixteenth Annual Meeting  
Reflection Lane Homeowners Association  
Minutes  
1 May 2019  
Conducted via Email**



**Location:** Email

**Attendees:** All members were emailed

**PREMEETING NOTES**

Elected Board (2018-2019):

Dennis Lapham	President	(Replaced by Chad Walker)
Diane Schofield	Vice President	
Calvin McDonald	Secretary	

Lots not represented by a vote or not eligible:

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 eligible, 7 cast an email vote.

**MEETING DISCUSSION**

The following is a copy of the emails that summed consisted of this year's meeting. The only business conducted was the financial summary which was emailed out and copied below for reference and the voting of the 2019-2020 Board of Directors. During the past year Dennis Lapham moved and Chad Walker was made President to finish out the year. All emails are on file in the HOA records with the HOA Sec.

<p>Initial Email May 1, 2019 @ 9:00am</p>	<p>Reflection Lane HOA Members:</p> <p>PLEASE RESPOND AS I NEED TO VERIFY EVERYONE GOT THIS EMAIL!</p> <p>The only business to conduct this year in our annual homeowners association meeting is to elect new Board members - as is required each year by the association by-laws. As a Board we have decided this year to split the business and social elements of our traditional annual meeting. Each of you should have been invited to a breakfast this coming Saturday morning.</p>
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	<p>We are going to conduct the business of electing the Board via email.</p> <p>This email is a call for nominations for Pres, VP and Secretary of the Association.</p> <p>Rules:</p> <ol style="list-style-type: none"> <li>1. Any homeowner current on their dues (currently everyone) can be elected and serve.</li> <li>2. It's not required but we like to avoid having to Board members from the same household.</li> <li>3. Anyone nominated can decline.</li> <li>4. Currently serving Board members can be re-elected.</li> <li>5. The new Board members will start serving June 1, 2019</li> </ol> <p>Historically the Board members spend very little time annually filling their positions. I'd estimate less than 10 hours for the entire year. The primary duties are check signing, minor decision making and planning and holding an association meeting once or twice a year.</p> <p>The present Board is:  Pres: Chad Walker  VP: Diane Schofield  Sec: Calvin McDonald</p> <p>PLEASE respond and Nominate Someone.</p> <p>Thanks  Calvin McDonald</p>
Latzke Email (Lot 40B) May 1, 2019 @ 1:54pm	I'm fine with the board as it is.
Uptmor Email (Lot 38A) May 1, 2019 @ 4:59pm	Calvin, Earl and I wish to vote that we keep the present board members. Looking forward to seeing all Saturday. Earl/Arlene
Anderson Email (Lot 41A) May 1, 2019 @ 7:19pm	Thanks Calvin We are also fine with the current Board Jim Anderson
Golightly Email (Lot 41B) May 2, 2019 @ 10:00am	We appreciate the work the current board is doing and support them to continue in current positions. Craig and Carmie Golightly
Vote Email Sent May 9, 2019 @ 9:24am	RL-HOA Members:  It has been nominated and seconded (by almost everyone) that the Board of the Reflection Lane Homeowners Association remain in 2019 the same as it is now, which is:  Chad Walker, Pres Diane Schofield, VP Calvin McDonald, Sec  Please reply with a YEA or NAY. Calvin

Anderson Email (Lot 41A) May 9, 2019 @ 9:28am	Yea
Golightly Email (Lot 41B) May 9, 2019 @ 10:06am	YEA
Latzke Email (Lot 40B) May 9, 2019 @ 10:13am	Yea
Wilke Email (Lot 42B) May 9, 2019 @ 10:16am	Yea
Schfoeld Email (Lot 38B) May 9, 2019 @ 2:24pm	Yea
Uptmor Email (Lot 38A) May 10, 2019 @ 10:21am	YEA
McDonald Vote "Yea"	

**Board Elections:**

It was moved and seconded that Chad Walker, Diane Schofield and Calvin McDonald be the three Board members that serve for 2019-2020. Voting was (7 of 8). Walker (Lot 39B) did not vote.

The Board for 2019-2020 will be:

Chad Walker	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

**Financial Report:**

The prior business years' finances were email to everyone and included below. Concern express that road fund might have too much money in it. No actions where recommended.

# Appendix A Financial Report

## HOA Fund Summary Report - May 2020 - Earliest To Date 5/31/2002 through 5/19/2020

Date	Account	Num	Description Memo Cat...	Tag	Tax Item	Clr	Amount
<b>EXPENSES</b>							<b>18,524.68</b>
Checking Fees, Misc							423.16
Entry Lighting							18.00
Common Area Maintenance							2,411.04
Irrigation System Expenses							1,288.52
Legal Fees							0.00
Liability Insurance							71.00
Electrical Power Expenses							2,488.12
HOA-Power-Personal							0.00
Service/Maintenance for Road							11,824.84
<b>OVERALL TOTAL</b>							<b>18,524.68</b>

### Transactions Since 5/1/2019 4/30/2019 through 5/19/2020

Date	Account	Description	Memo	Category	Amount
<b>BALANCE 4/29/2019</b>					<b>16,614.73</b>
5/7/2019	RLHOA-Che... McDonald	Lot 39A 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
5/7/2019	RLHOA-Che... Uptmor	Lot 38A 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
5/8/2019	RLHOA-Che... Walker	Lot 39B 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
5/15/2019	RLHOA-Che... Idaho State Tax Commission	Building Fund - 2019		HOA-Check-Fee-Misc	-10.00
5/17/2019	RLHOA-Che... Chad Walker	HOA Breakfast		HOA-Check-Fee-Misc	-64.79
5/22/2019	RLHOA-Che... Soito	Lot 40A 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
6/1/2019	RLHOA-Che... Schofield	Lot 38B 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
6/1/2019	RLHOA-Che... Anderson	Lot 41A 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
6/1/2019	RLHOA-Che... Golightly	Lot 41B 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
6/1/2019	RLHOA-Che... Wilke	Lot 42B 2019 Dues	--Split--	HOA-Check-Fee-Misc	200.00
6/7/2019	RLHOA-Che... Latzke	Lot 40B 2019 Dues	--Split--	HOA-Check-Fee-Misc	500.00
6/12/2019	RLHOA-Che... Idaho Power	May 2019		HOA-Power	-294.88
7/1/2019	RLHOA-Savi...	Interest		HOA-Check-Fee-Misc	0.02
7/11/2019	RLHOA-Che... Idaho Power	Jun 2019		HOA-Power	-307.18
8/12/2019	RLHOA-Che... Idaho Power	Jul 2019		HOA-Power	-337.85
9/17/2019	RLHOA-Che... Idaho Power	Aug 2019		HOA-Power	-331.41
10/1/2019	RLHOA-Savi...	Interest		HOA-Check-Fee-Misc	0.02
10/15/2019	RLHOA-Che... Idaho Power	Sep 2019		HOA-Power	-263.07
11/13/2019	RLHOA-Che... Idaho Power	Oct 2019		HOA-Power	-255.87
12/30/2019	RLHOA-Che... State Farm Insurance	2020		HOA-Liability-Insurance	-425.00
1/1/2020	RLHOA-Savi... HOA-Check-Fee_Misc	Interest		HOA-Check-Fee-Misc	0.02
4/1/2020	RLHOA-Savi...	Interest		HOA-Check-Fee-Misc	0.02
<b>4/30/2019 - 5/19/2020</b>					<b>1,910.03</b>
<b>BALANCE 5/19/2020</b>					<b>18,524.76</b>
<b>TOTAL INFLOWS</b>					<b>4,200.08</b>
<b>TOTAL OUTFLOWS</b>					<b>-2,290.05</b>
<b>NET TOTAL</b>					<b>1,910.03</b>