

**Sixth Annual Meeting  
Reflection Lane Homeowners Association  
Minutes  
4 Sept 2008  
7:00 – 8:30 pm**



**Location:** Young's Residence (Lot 40B)

**Attendees:**

Buzz & Tracy Young  
Steve & Gwen Scott

Terry & Stacy Poyzer  
Calvin & Elizabeth McDonald

**PREMEETING NOTES**

Active Board conducting meeting:

|                 |                |
|-----------------|----------------|
| Buzz Young      | President      |
| Kaye Kimbrell   | Vice President |
| Calvin McDonald | Secretary      |

Lots not represented at the meeting:

Lot 40A (Maynard), Lot 41A (Henry), Lot 42B (Bailey),

Proxy Votes:

Lot 38A (Uptmor) gave written proxy to HOA President.  
(document on file)

Members not eligible to vote due to delinquent annual fees:

Lot 41A (Henry)

Steve & Gwen Scott arrived 30 minutes late and had to leave a little early but were present for the significant portion of the meeting and didn't miss any HOA business other than the call to Dave Kimbrell to get his vote on the proposals.

Lot 41A is believed to be held by a mortgage company at the time of the meeting.

No annual meeting was held in 2007.

**MEETING DISCUSSION**

**Buzz opened the meeting;** welcomed homeowners and presented the agenda.

Agenda:

- Financial Report
- Assessments

- Discuss Lien Placements for Delinquent Dues
- Board Elections

**Financial Report:** The current financial state of the HOA was present in a handout. The data presented has been included in Appendix B. Calvin reported that all funds are in good sharp with adequate balances except for the following:

Irrigation System Expenses  
 Electrical Power Expenses  
 Service/Maintenance for Road

These three funds are 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.

**Assessment increase for 2009:** To address the shortfall in the 3 fund categories mentioned above, it was proposed that the following increases be assessed starting with the 2009 Dues, which are due June 1, 2009.

| FUND  | INCREASE       |
|---|----------------|
| *Irrigation System Expenses   | \$30.00        |
| *Electrical Power Expenses  | \$50.00        |
| <u>Service/Maintenance for Road</u>   | <u>\$25.00</u> |
| *Total Increase   | \$105.00       |
| * Lot 42B is exempt from these fees so the total increase to Lot 42B is \$25.00 |                |

Estimates for resurfacing the road and when it will be needed are suggesting that our road maintenance fund will not be sufficient. It is not believed that the proposed increase of \$25/lot/year will correct this but the Board didn't want to burden the HOA members with a larger increase. When the road is resurfaced there will likely be a one-time fee to members to cover the short-fall. The increase in the yearly dues is meant to relieve the burden of the one-time charge coming in the future. Buzz and Terry took an assignment to get a road resurfacing quote – for planning purposes. Also, it was mentioned that some states assist in the maintenance costs of private roads. It wasn't clear if Idaho has such a program. Buzz and Terry volunteered to look into this.

The present power expenses of the Irrigation System are exceeding the funds being collected. This has been dealt with over the past 6 months by turning off the pump 4 days a week and by voluntary private donations to the power fund by members of the HOA who use it more heavily. The Board believes a \$50/lot/year increase will cover this current short-fall if we continue to turn the system off 4 days a week, or pay to have the pump controller programmed in a way to help reduce power. The Board and Terry Poyzer are presently looking into options to reduce the power bill.

It was pointed out that the fund to cover irrigation expenses has never been set correctly. It was originally set at \$20/lot/year, which isn't enough to cover even one service call. It was thus proposed that we raise this fee by \$30/lot/year to a total of \$50/lot/year. This much is most likely not adequate either but helps with the short-fall.

The proposed total Dues increase was proposed and voted on as a whole, and was accepted. See Appendix A for a summary of the changes in the Dues from 2008 to 2009. See also below the details for the vote.

**Liens for unpaid Dues:** This topic was on the original agenda but was not discussed in the meeting because 2 of the 3 delinquent members paid prior to the meeting. The one remaining unpaid lot is 41A (Henry) which is believed to now be held by a bank. Calvin took the assignment to find out who the mortgage company is and see about the possibility of collecting Dues.

**Buzz conducted the annual re-election of Board members:** Buzz Young, Stacy Poyzer and Calvin McDonald were each nominated and seconded and the voting for all three was unanimous.

The new Board for 2008-2009 is:

|                 |                |
|-----------------|----------------|
| Buzz Young      | President      |
| Stacy Poyzer    | Vice President |
| Calvin McDonald | Secretary      |

**Open Discussion:**

The group discussed common are maintenance and proposed an assignment method of caring for the front entry. After some discussion it was concluded that members would take time to care for the front entry when they have time – no schedule.

Buzz also proposed having member work parties to help with larger projects both on member's lots and in the common area. This idea was well received and some plans for projects were discussed.

The group also discussed the possibility of allowing for a "half now, half at mid-year" payment plan for the annual Dues to ease the payment burden. It was concluded that this would not be done based on lack of need and the requirement of changing the CC&Rs/Bylaws to allow it.

There was also some talk about installing a street light on each end of the street. Nothing became of the discussion.

## **VOTING SUMMARY**

The following items were voted on during the meeting. There were 5 of 9 total votes possible present at the meeting (1 ineligible due to delinquent dues and 3 not present). As 6 votes are required to pass proposals, the 6<sup>th</sup> vote was obtained via a live phone call to Dave Kimbrell (Lot 39B) during the meeting.

Buzz Young as a Board member for the next year as President  
6 For, 0 Against

Stacy Poyzer as a Board member for the next year as Vice President  
6 For, 0 Against

Calvin McDonald as a Board Member for the next year as Secretary  
6 For, 0 Against

Increase the yearly dues (as outlined in Appendix A)  
6 For, 0 Against

Meeting was adjourned.

## Appendix A

### Assessment of Annual Dues (by fund)

Last Year (2008):

| <b>FUND</b>                  | <b>PER LOT</b>  | <b>TOTAL</b>      |
|------------------------------|-----------------|-------------------|
| Checking Fees, Misc          | \$4.00          | \$36.00           |
| Entry Lighting               | \$9.00          | \$81.00           |
| Common Area Maint            | \$20.00         | \$180.00          |
| * Irrigation System Expenses | \$20.00         | \$160.00          |
| Legal Fees                   | \$0.00          | \$0.00            |
| Liability Insurance          | \$45.00         | \$405.00          |
| * Electrical Power Expenses  | \$100.00        | \$800.00          |
| Service/Maintenance for Road | \$97.00         | \$873.00          |
| <b>TOTAL</b>                 | <b>\$295.00</b> | <b>\$2,535.00</b> |

Approved for the Coming Year (Due June 2009):

| <b>FUND</b>                  | <b>PER LOT</b>  | <b>TOTAL</b>      |
|------------------------------|-----------------|-------------------|
| Checking Fees, Misc          | \$4.00          | \$36.00           |
| Entry Lighting               | \$9.00          | \$81.00           |
| Common Area Maint            | \$20.00         | \$180.00          |
| * Irrigation System Expenses | \$50.00         | \$400.00          |
| Legal Fees                   | \$0.00          | \$0.00            |
| Liability Insurance          | \$45.00         | \$405.00          |
| * Electrical Power Expenses  | \$150.00        | \$1,200.00        |
| Service/Maintenance for Road | \$122.00        | \$1,098.00        |
| <b>TOTAL</b>                 | <b>\$400.00</b> | <b>\$3,400.00</b> |

\* Lot 42B is exempted from these fees. Total dues for lot 42B thus went from \$175.00 to \$200.00.

## **Appendix B**

### HOA Fund Balance Report as of Meeting Date

| <b><u>FUND</u></b>           | <b><u>BALANCE</u></b> |
|------------------------------|-----------------------|
| Checking Fees, Misc          | \$496.40              |
| Entry Lighting               | \$445.32              |
| Common Area Maintenance      | \$785.60              |
| Irrigation System Expenses   | \$332.81              |
| Legal Fees                   | \$0.00                |
| Liability Insurance          | \$285.00              |
| Electrical Power Expenses    | -\$20.95              |
| HOA-Power-Personal           | \$0.00                |
| Service/Maintenance for Road | \$3,598.00            |
| <b>TOTAL</b>                 | <b>\$5,922.10</b>     |