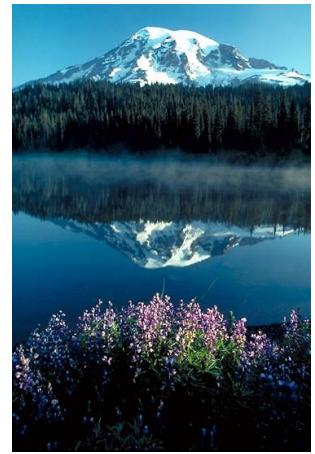


**Tenth Annual Meeting
Reflection Lane Homeowners Association
Minutes
9 May 2013
7:00 – 9:00 pm**



Location: Thomas's Residence (Lot 41A)

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)
Ginger Walker (Lot 39B)
Diane Schofield (Lot 38B)
Calvin McDonald (Lot 39A)

PREMEETING NOTES

Acting Board (2012-2013):

Gerhard Thomas	President
Diane Schofield	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)

Eligible Votes:

7 lots of 9 were eligible to vote. Of the 7, 6 were present at the meeting and 1 was represented by proxy. The 2 ineligible votes did not attend.

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Financial Report
- Board Elections
- Irrigation -- Set Up Notification System
- Front Entrance -- Remove Bark and Replace with Rock
- Reminder of Architectural Approval Process
- Liens - Existing and Pending
- Road Resurfacing
- Open Discussion

Financial Report:

The current financial state of the HOA was presented in a handout and discussed. The data presented has been included herein as Appendix A. Finances are in tight but reasonable condition considering two members are 4 years delinquent on their dues.

It was reported that like previous years, the HOA is likely to run short of funds to pay the power bills this summer and heavy users of the system may be asked to contribute additional funds toward the end of the summer to assist in paying power bills.

During the open discussion it was proposed that the HOA have a yard sale to augment the HOA's funds, particularly the power fund for the irrigation system. The idea was well received but no firm plans for such an event were set.

Board Elections:

It was moved and seconded that the same three Board members be retained to serve another year. Voting was unanimous (7 of 7).

The Board for 2013-2014 will remain:

Gerhard Thomas	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Irrigation -- Set Up Notification System:

It had been suggested that a better method of notification be implemented to inform members of the status and events relating to the irrigation system. The group discussed this

and it was concluded that the Board would either use email or phone to more judiciously inform members of turn on/off dates and other events of interest. In an effort to implement this, everyone's email address and phone number were gathered.

Front Entrance -- Remove Bark and Replace with Rock:

Calvin reported dropping the ball on this last summer and thus this activity has still not been completed. A renewed effort to get this done was planned. Terry was assigned to get with Chris Bailey again and see if prior arrangements with his side of the Entry are still OK with him and to find out if he'd like the bark removed from his side and what days work for him to do the project.

Once this is known, Calvin will get with Chad and get the gravel ordered. In the meantime, the members plan to meet at the Front Entry on May 18th at around 8am to remove the remaining bark on the south side of the Entry. Gerhard will be taking the bark for his personal use. What happens to the bark (if any) on the north side will depend on what Chris would like done.

It was concluded that the HOA would pay for the gravel that goes on the north side of the Entry, unless Chris would prefer to pay for it himself.

The tentative date to put in the new gravel is Saturday, June 1st.

Reminder of Architectural Approval Process:

The Board reminded the group of the HOA architectural control process, which is that each significant addition to any lot (as described in the CC&Rs) be drawn up and described such that a reader can get a good feel for the addition. This then must be presented for acceptance signature from at least 6 of the 9 (2/3rds) lot owners. One of the 6 can be the requester themselves. Once signed by 6 members the documentation and the signatures (or a copy) must be submitted to the HOA Secretary to be put on file.

Liens - Existing and Pending:

The Board discussed the HOA's policy on property liens for delinquent dues. Early in the life of the HOA, past delinquent dues were not liened against the owing members property. Due to the number of homes in foreclosure in 2008-2010 and the significant lost of HOA revenue due to them, the HOA was pretty much forced to start liening properties. It was noted that during this time several members of the HOA were contributing private funds to the HOA to keep it running, particularly to pay the irrigation power bills.

The initial intention was to place liens only on homes in foreclosure as a mechanism to collect back revenue when the property was resold. This however was realized to be inequitable so liens were placed on all properties that were delinquent on dues. The HOA's CC&Rs don't state a specific date liens must be placed so the Board agreed to give members at least an entire year to pay delinquent dues before a lien is filed.

Four Liens were filed back in 2011 and two successfully recovered delinquent dues from distressed properties (Lots 39B and 40B). This greatly helped the financial state of the HOA.

The Board reported that about 2 years have passed since the last lien was filed in 2011. At this point we have two members (Lots 40A and 42B) who are not paying and they both have dues that are 1 and 2 years delinquent that have not been lienied.

The group discussed this and it was concluded that the Board should be more consistent and timely with lien filing. It was agreed to leave the delinquency period for liening at 1 year. Calvin was assigned to catch up on the lien filing process.

Road Resurfacing:

It is believed that our road is not in need of resurfacing yet. For this reason no assignments were taken to get quotes. It was also suggested that we should probably have the road chip-sealed when we do have something done - as it's a longer-lasting repair. It is currently believed that our accumulated funds (\$7,452.00) is much shy of what the project will actually cost.

In light of the tight HOA funds, it was suggest that we might look into giving the road to the County so they have to maintain it. This would free up the cash accumulated for other purposes. Terry reminded the group that it might cost some money to have the roadway evaluated before the County would accept it.

The idea of giving the roadway to the County is not new. In the past the resistance to do this was both concern about extending the road (not a cul-de-sac any more) and the desire to keep our subdivision private. At the meeting today the concern was primarily the latter, as the likelihood the County would punch the road through is low and resistant to that happening is a little lower now.

It was concluded that we would not pursue giving the roadway to the County at this time.

Open Discussion:

Calvin expressed concern that with more people using the irrigation system at once that the pump could be damaged if it wasn't able to deliver that much water and maintain pressure. Terry stated that with a variable speed system like we have that this shouldn't happen. Regardless, a watering schedule was discussed. No conclusion was reached on what a schedule should be or if one is even needed. We'll wait and see if the need arises. Terry said he'd monitor the system and see if there is a load problem.

A discussion was had about ways the HOA could raise funds in other ways than collecting dues. The most viable was an HOA yard sale. Nothing was concluded or planned.

Ginger Walker brought up the danger of the open culverts under the driveways of Lots 39A and 40A and wanted to know if a grate could be installed like the one at the west end of Lot 41A. It was suggested that the ditch company would address the problem if asked. The contact info for the ditch company was given to Ginger so she could call.

The group planned a tentative date for a neighborhood BBQ the first week of August.

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 2013-2014.
Gerhard as President, Diane as VP and Calvin as Sec.

7 For, 0 Against

Appendix A Financial Report

HOA Fund Summary Report - ETD 5/31/2002 through 5/8/2013

5/8/2013

Page 1

Date	Account	Num	Description Memo Cat...	Tag	Tax Item	Clr	Amount
EXPENSES							10,000.93
	Checking Fees, Misc						355.58
	Entry Lighting						203.32
	Common Area Maintenance						586.60
	Irrigation System Expenses						1,386.13
	Legal Fees						0.00
	Liability Insurance						5.00
	Electrical Power Expenses						12.30
	HOA-Power-Personal						0.00
	Service/Maintenance for Road						7,452.00
OVERALL TOTAL							10,000.93

Passed Year Transaction Report 6/1/2012 through 6/1/2013

5/8/2013

Date	Num	Description	Memo	Category	Amount
BALANCE 5/31/2012					10,522.94
6/1/2012	DEP S	Thomas	Lot 41A 2012 Dues	--Split--	400.00
6/29/2012	1130	Idaho Power	June 2012	HOA-Power	-225.49
6/29/2012	DEP S	Schofield	Lot 38B 2012 Dues	--Split--	400.00
7/1/2012			Interest	HOA-Check-Fee-Misc	0.02
8/3/2012	1131	Void			0.00
8/3/2012	1132	Idaho Power	July 2012	HOA-Power	-288.64
8/28/2012	1133	Idaho Power	Aug 2012	HOA-Power	-271.31
9/28/2012	1134	Void			0.00
9/28/2012	1135	Idaho Power	Sept 2012	HOA-Power	-246.76
10/1/2012			Interest	HOA-Check-Fee-Misc	0.02
10/31/2012	1136	Idaho Power	Oct 2012	HOA-Power	-228.50
12/3/2012	1137	Idaho Power	Nov 2012 + All Winter	HOA-Power	-137.63
1/1/2013			Interest	HOA-Check-Fee-Misc	0.02
1/28/2013	1138	State Farm Insurance	2013	HOA-Liability-Insurance	-425.00
2/28/2013	1139	Idaho State Tax Commission	Building Fund - 2012	HOA-Check-Fee-Misc	-10.00
4/1/2013			Interest	HOA-Check-Fee-Misc	0.02
5/1/2013	1140	Red Leaf Landscaping	Repair Leak in Main on Lot 40B	HOA-Irrigation	-267.00
5/1/2013	1141	Idaho Power	April 2013	HOA-Power	-21.76
5/8/2013	DEP S	McDonald	Lot 39A 2013 Dues	--Split--	400.00
5/8/2013	DEP S	Burfeindt	Lot 40B 2013 Dues	--Split--	400.00
6/1/2012 - 6/1/2013					-522.01

BALANCE 6/1/2013	10,000.93
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TOTAL INFLOWS	1,600.08
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TOTAL OUTFLOWS	-2,122.09
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NET TOTAL	-522.01
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