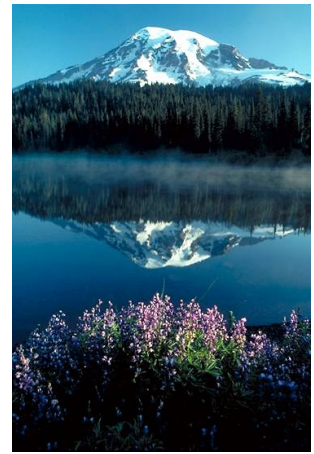


**Thirteenth Annual Meeting
Reflection Lane Homeowners Association
Minutes
24 May 2016
7:00 – 8:30 pm**



Location: Schofield Residence (Lot 38B)

Attendees:

Terry Poyzer (Lot 41B)
Stacie Poyzer (Lot 41B)
Jim Anderson (Lot 41A)
Michelle Anderson (Lot 41A)
Earl Uptmor (Lot 38A)
Arlene Uptmor (Lot 38A)
Steven Schofield (Lot 38B)
Diane Schofield (Lot 38B)
Mike Latzke (Lot 40B)
Rosa Latzke (Lot 40B)
Calvin McDonald (Lot 39A)

PREMEETING NOTES

Acting Board (2015-2016):

Steven Schofield	President
Jim Anderson	Vice President
Calvin McDonald	Secretary

Lots not represented in person at the meeting:

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

Proxy Votes:

None.

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 0 were represented by proxy. The 2 ineligible votes did not attend.

MEETING DISCUSSION

Welcome homeowners and presentation of the agenda.

Agenda:

- Review
- Board Elections
- Financial Report
- Irrigation
- Liens - Existing and Pending
- Road Resurfacing
- Open Discussion

Board Elections:

It was moved and seconded that Terry Poyzer, Diane Schofield and Calvin McDonald be the three Board members to serve for the 2015-2016 year. Voting was unanimous (6 of 6).

The Board for 2016-2017 will be:

Terry Poyzer	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Financial Report:

The prior business years' finances were presented (see appendix) and discussed. Concerns were raised about the shortage of funds to pay the power bills.

After some discussion about the deficiency in the Power fund it was concluded that we will do as we did last year and make a special collection for deficient power bill funds at the end of the watering season when the shortfall amount is known. Each of the contributing 7 homeowners will share this cost equally.

It was also concluded that to meet the cost of power going forward that the yearly dues must be raised. It was proposed that our annual dues be raised by \$100 per lot, from \$400 to \$500, beginning next year. The entire \$100/lot increase will go toward the Power Fund. As such, the increase will not affect Lot 42B which is exempt from any irrigation expenses. Voting was unanimous (6 of 6).

Lot40A:

Several associated members express concern about the ongoing deteriorating condition of Lot 40A. It is clearly outside the requirements of the CC&Rs and has become a noticeable

eyesore on the street. In violation is the condition of the barn, the overgrown landscaping and the storage of run-down campers and vehicles.

It was also mentioned that it's difficult to pressure one member for failure to comply to the CC&Rs when there are other members who are also in violation - however, not to the same degree.

A discussion occurred about what could be done to put some pressure on the owner of Lot 40A to improve the lots' condition. Some present wanted to pursue legal action. Calvin was assigned to look into what legal options we have and how effective they might be. This information will be used at follow-up meetings to see if this makes any sense.

It was agreed that legal options would be a last resort but that something needs to be done as the lot is getting very unsightly, in violation and unfair to neighbors who spend considerable money and effort keeping their lot's in good order.

Liens - Existing and Pending:

The group discussed the need to place new and refresh old liens for delinquent dues. Calvin reported that title companies are very diligent in finding and paying off back HOA dues when a property sells. Liens are not generally required to insure payment.

There was some discussion on what can be done to get back dues paid prior to a property selling. No affective ideas were reached other than negotiating with the lot owner to meet their obligation. Calvin mentioned that he has sent letters to delinquent owners several times, to no avail. Terry volunteered to have a friendly chat with Chris to see if any progress could be had that way.

The dues have been raised and a number of special collections have been made primarily to meet the financial deficit caused by non-payers. Paying HOA members are getting tired of having to fill in for the non-payers.

Road Resurfacing:

There was a brief discussion about road resurfacing. No decisions or assignments made.

Irrigation:

It was reported that the mainline is leaking again slowly at the head of the driveway of Lot 39A. It's currently making a 3' round soggy area in the flowerbed there. It was concluded that nothing will be done unless it gets worse.

The large filter in the pump house has been plugging rather quickly and Earl has been cleaning it out often. It was concluded that raising the water level in the canal would help some so a work party was schedule for June 2nd to deliver a load or two of river rock to the area of the dam and raise its level.

There was a discussion about the need for the bleed-off valve at the pump house to make bleeding off the pressure quicker when the filter is removed for cleaning. No action was assigned as it wasn't felt it would be that helpful.

Wetlands:

The term wetlands have been informally adopted to refer to the area long Reflection Lane along the church lot. There is almost non-stop standing water there and we have a crop of cattails growing. Calvin and Jim have been trying to improve the area with little progress so far.

Calvin sprayed the cattails twice and they are dying. The larger problem is the standing water. Terry reported that the area really needs a French drain, one deep enough to break below the clay layer that's holding the water in.

A discussion occurred about getting a backhoe in there and making a drain or two. Diane said she'd talk to Jack (neighbor on Dan's Lane) about using his backhoe to dig these drains to help alleviate the cost.

The general idea is to get the water under control and then fill the area in with gravel to match the rest of the area along that side of the road.

North Entry Area:

The group talked about the front landscape area and in general most were ok with the condition there, other than a little weed problem on the north side. It was reviewed that the area is largely owned by Lot 42B and is not being taken care of. It was agreed that members would on their own initiative help keep this area weed free.

Action Item List:

1. Terry: Talk to Chris about dues payment.
2. Calvin: Check on our options for legal enforcement of CC&Rs.
3. Diane: Check on use of Jack's backhoe.
4. All: Build up the dam in the canal.

VOTING SUMMARY

The following items were voted on during the meeting. There were 6 of 7 total eligible votes possible present at the meeting - meaning 2/3rds or 5 votes were required to pass any measure.

1. Terry Poyzer, Diane Schofield and Calvin McDonald as Directors for 2016-2017. Terry as President, Diane as VP and Calvin as Sec. 6 For, 0 Against

2. It was proposed and seconded to raise the annual dues from \$400 to \$500 beginning in June of 2017 to augment the Power Fund by \$100. 6 For, 0 Against.

Appendix A Financial Report

RL-HOA Transaction Report June1 to June1 6/1/2015 through 5/30/2016

6/17/2016

Page 1

Date	Account	Description	Memo	Category	Amount
6/5/2015	RLHOA-Checking	Idaho Power	June 2015	HOA-Power	-193.58
6/15/2015	RLHOA-Checking	Anderson	Lot 41A 2015 Dues	--Split--	400.00
6/15/2015	RLHOA-Checking	Poyzer	Lot 41B 2015 Dues (partial)	--Split--	100.00
6/25/2015	RLHOA-Checking	Poyzer	Lot 41B 2015 Dues (remainder)	--Split--	300.00
7/1/2015	RLHOA-Checking	Fund Transfer Out	Lighting To Grounds	HOA-Entry-Lighting	-311.32
7/1/2015	RLHOA-Checking	Fund Transfer In	Lighting to Grounds	HOA-Grounds-Maintenance	311.32
7/1/2015	RLHOA-Checking	Fund Transfer Out	General to Insurance	HOA-Check-Fee-Misc	-35.00
7/1/2015	RLHOA-Checking	Fund Transfer In	General to Insurance	HOA-Liability-Insurance	35.00
7/1/2015	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
7/3/2015	RLHOA-Checking	Idaho Power	June 2015	HOA-Power	-337.49
7/16/2015	RLHOA-Checking	Latzke	Lot 40B 2015 Dues	--Split--	400.00
7/17/2015	RLHOA-Checking	McDonald	Cover Fund Shortage	HOA-Power-Personal	250.00
7/17/2015	RLHOA-Checking	Uptmor	Cover Fund Shortage	HOA-Power-Personal	250.00
8/7/2015	RLHOA-Checking	Agri-Lines	New 3/64th Filter Screen	HOA-Irrigation	-386.27
8/7/2015	RLHOA-Checking	Idaho Power	Jul 2015	HOA-Power	-352.09
8/18/2015	RLHOA-Checking	Anderson	Cover Fund Shortage	HOA-Power-Personal	250.00
8/18/2015	RLHOA-Checking	Walker	Cover Fund Shortage	HOA-Power-Personal	250.00
8/19/2015	RLHOA-Checking	Latzke	Cover Fund Shortage	HOA-Power-Personal	250.00
9/3/2015	RLHOA-Checking	Poyzer	Cover Fund Shortage	HOA-Power-Personal	250.00
9/10/2015	RLHOA-Checking	Idaho Power	Aug 2015	HOA-Power	-335.42
9/10/2015	RLHOA-Checking	Move Funds From Power-Person...	Power-Personal to Power	HOA-Power-Personal	-1,500.00
9/10/2015	RLHOA-Checking	Move Funds From Power-Person...	Power-Personal to Power	HOA-Power	1,500.00
9/14/2015	RLHOA-Checking	Calvin McDonald	Refund for Parts to Repair Mai...	HOA-Irrigation	-199.69
9/14/2015	RLHOA-Checking	Voided	Voided Check		0.00
9/17/2015	RLHOA-Checking	Schofield	Cover Fund Shortage	HOA-Power-Personal	250.00
10/1/2015	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
10/5/2015	RLHOA-Checking	Idaho Power	Sept 2015	HOA-Power	-176.54
10/17/2015	RLHOA-Checking	Move Funds From Power-Person...	Power-Personal to Power	HOA-Power-Personal	-250.00
10/17/2015	RLHOA-Checking	Move Funds From Power-Person...	Power-Personal to Power	HOA-Power	250.00
11/9/2015	RLHOA-Checking	Idaho Power	Nov 2015 - Apr 2016	HOA-Power	-165.00
1/1/2016	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
2/3/2016	RLHOA-Checking	State Farm Insurance	2016	HOA-Liability-Insurance	-425.00
4/1/2016	RLHOA-Savings		Interest	HOA-Check-Fee-Misc	0.02
5/2/2016	RLHOA-Checking	Idaho Power	April-May 2016	HOA-Power	-194.83
5/3/2016	RLHOA-Checking	Void	Voided Check		0.00
5/3/2016	RLHOA-Checking	Idaho State Tax Commission	Building Fund - 2015	HOA-Check-Fee-Misc	-10.00
5/6/2016	RLHOA-Checking	McDonald	Lot 39A 2016 Dues	--Split--	400.00
5/18/2016	RLHOA-Checking	Anderson	Lot 41A 2016 Dues	--Split--	400.00
5/24/2016	RLHOA-Checking	Uptmor	Lot 38A 2016 Dues	--Split--	400.00
5/24/2016	RLHOA-Checking	Latzke	Lot 40B 2016 Dues	--Split--	400.00
5/24/2016	RLHOA-Checking	Poyzer	Lot 41B 2016 Dues	--Split--	400.00
5/24/2016	RLHOA-Checking	Schofield	Lot 38B 2016 Dues	--Split--	400.00
6/1/2015 - 5/30/2016					2,574.17
TOTAL INFLOWS					7,446.40
TOTAL OUTFLOWS					-4,872.23
NET TOTAL					2,574.17

HOA Fund Summary Report - Earliest To Date

5/31/2002 through 6/17/2016

6/17/2016

Page 1

Date	Account	Num	Description	Memo	Cate...	Tag	Tax Item	Clr	Amount
EXPENSES									14,687.61
	Checking Fees, Misc								390.82
	Entry Lighting								0.00
	Common Area Maintenance								1,327.84
	Irrigation System Expenses								1,827.46
	Legal Fees								0.00
	Liability Insurance								-110.00
	Electrical Power Expenses								749.49
	HOA-Power-Personal								0.00
	Service/Maintenance for Road								10,502.00
OVERALL TOTAL									14,687.61