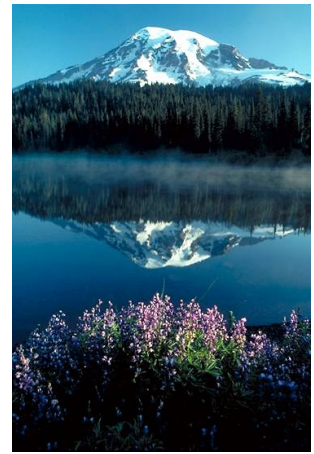


**Twelveth Annual Meeting
Reflection Lane Homeowners Association
Minutes
30 June 2015
7:00 – 8:00 pm**



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 (2014-2015):

Steven Schofield	President
Butch Burfeindt	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 Steven Schofield, Jim Anderson and Calvin McDonald be the three Board members to serve for the 2015-2016 year. Voting was unanimous (6 of 6).

The Board for 2015-2016 will be:

Steven Schofield	President
Jim Anderson	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 Concerns were raised about the shortage of funds to pay the power bills and that some funds are no longer applicable, such as the Entry Lighting fund.

It was pointed out that due to the delinquency of dues paying by some members, rising power costs and the pump having to run continuously because of small leaks in the system the power bill has risen above the funds being collected for it. The fund is currently in the red by \$240 and will likely be \$1,800 by fall.

After some discussion about 3 possible options to deal with the deficiency in the Power fund it was concluded that each of the 7 members using the system would contribute \$250 to cover power expenses for the remainder of the summer. This wasn't voted on formally but no one present objected and seemed to think this was our best solution short-term.

It was also concluded that at next year's meeting this would be brought up again and dealt with more permanently by either reallocating funds from the present \$400/yr dues amount, by raising the dues, or partially from both.

It was also agree that funds should be shuffled around as appropriate to solve other minor funding problems such as the Insurance fund being \$80 in the red and clearing out funds that are no longer applicable.

Irrigation:

A brief history of the irrigation system was discussed primarily for those new to the subdivision. The leaks in the system were discussed briefly but no actions were taken as there seems to be no reasonable solution to finding and fixing all the small leaks.

Filtration was also discussed. This is an ongoing problem ... the water is too dirty and it plugs smaller lawn type sprinkler heads and smaller residential-grade filters. Last summer a lot of work was done to scope out possible filtration systems. The two that surfaced as possibilities were the rotating screen type (Clearwater) that sit submersed in the canal or the much more expensive pressurized auto back-flushing type. The former being cheaper (about \$2K) but problematic to install while there is water in the ditch. The later being expensive (\$7.5K).

Another option we've discussed in the past is replacing the screen in the filter we do have with a finer one. This is much more affordable but it isn't clear how often we'd need to clean it out. Every few days wouldn't be acceptable. If it went 2-3 weeks or more we could probably deal with that.

It was decided that Calvin would research a finer filter and if it seems reasonable at solving the problem and cost less than about \$200-\$300 we'd buy one and give it a try. If it works then we'd probably develop a cleaning schedule amongst the members to spread the effort around.

The key to the pump house is hidden under the cooling vent cover of the controller on the west side of the building. The new members of the association requested training on the system and that will be provide in the days to follow.

Liens - Existing and Pending:

We discussed the need to place new and refresh old liens for delinquent dues.

Road Resurfacing:

It was noted that we are still short on funds to seal the roadway. At the rate we are saving for it, it may be another 5-6 years before we have enough. We have about \$10K and it is expected to cost about \$15K. It was proposed that we should probably consider saving more for this and do it pretty soon. No actions were taken other than Terry will get a quote and see what today's price is.

The road doesn't look all that bad now but it was commented that we don't want to wait until it does. Terry also volunteered to check into GAF grant and loan possibilities for the road resurfacing.

Open Discussion:

It was proposed that we have another dam building party and increase the height of the dam by our irrigation sump inlet - just to make sure the pump doesn't damage itself by sucking air should the canal run low.

It was decided that Jim and Terry would get together and help themselves to adjusting the church sprinklers so they don't water the common area or our road. Calvin will attempt to find a contact at the church to get some corporation on their side as well.

Entry:

It was noted that some bush trimming is need for visibility. The bush on the south side of the Entry is large enough to block view for lower vehicles. A few members agreed to get together and trim it or possible remove it in favor of a new, small bush.

The "wet lands" alone the road by the church are growing more problematic. Besides an eye-sore, it's a mosquito problem. Adjust the church sprinklers will help but more is needed. Members will group and remove the cattails in the short term.

Jim mentioned that hill on the back side of the church fence needs the bark refreshed and this is church property. If Calvin is able to find a church contact we will notify the church of this need.

The common area along the road on the south side was discussed yet once again. Goatheads are at epidemic levels in front of Maynard's lot (40A). It was suggested to burn them but it was noted we are in a valley-wide burning-ban due to a recent heat-wave. When we can, we will burn it. As usual, no definite actions were taken on this for a long term solution.

Action Item List:

1. Calvin: Check on our options of purchasing a finer screen for our present filter.
2. Calvin: Clean up Fund categories and transfer extra money to active Funds.
3. Calvin: Invoice 7 members a one-time \$250 fee for this year's power bill.
4. Terry: Get a quote for the road resurfacing.
5. Terry: Check on GAF grant/loan options for the road resurfacing.
6. Terry, Jim: Adjust the church sprinklers.
7. Calvin: Attempt to find a contact for the church grounds keeping (sprinklers/bark).
8. Diane +others: Trim the entry bush.
9. Diane +others: Organize a dam raising party.
10. Terry +others: Clear out the cattails in "the wetlands".
11. Jim, Calvin: Burn the weeds along the road.

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.

Steven Schofield, Jim Anderson and Calvin McDonald as Directors for 2015-2016. Steven as President, Jim as VP and Calvin as Sec. 6 For, 0 Against

Appendix A Financial Report

Reflection Lane HOA Annual Report 6/1/2014 through 5/30/2015

6/15/2015

Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
BALANCE 5/31/2014								12,352.23
6/3/2014	RLHOA-Checki...	1151	Idaho Power	April & May 2...	HOA-Power		R	-270.72
6/17/2014	RLHOA-Checki...DEP	S	Poyzer	Lot 41B 2014	--Split--	--Split--	R	400.00
6/25/2014	RLHOA-Checki...DEP	S	Schofield	Lot 38B 2014	--Split--	--Split--	R	400.00
7/1/2014	RLHOA-Savings			Interest	HOA-Check-Fe...		R	0.02
7/12/2014	RLHOA-Checki... 1152		Idaho Power	June 2014	HOA-Power		R	-309.61
8/2/2014	RLHOA-Checki... 1153		Idaho Power	July 2014	HOA-Power		R	-329.18
8/7/2014	RLHOA-Checki...DEP	S	Thomas	Lot 41A 2014	--Split--	--Split--	R	200.00
9/3/2014	RLHOA-Checki... 1154		Idaho Power	Aug 2014	HOA-Power		R	-326.71
10/1/2014	RLHOA-Savings			Interest	HOA-Check-Fe...		R	0.02
10/2/2014	RLHOA-Checki... 1155		Idaho Power	Sep 2014	HOA-Power		R	-271.15
11/6/2014	RLHOA-Checki... 1156		Idaho Power	Oct 2014	HOA-Power		R	-180.27
12/8/2014	RLHOA-Checki... 1157		Idaho Power	Nov 2014 - Ap...	HOA-Power		R	-103.32
1/1/2015	RLHOA-Savings			Interest	HOA-Check-Fe...		R	0.02
1/23/2015	RLHOA-Checki... 1158		State Farm Ins...	2015	HOA-Liability-I...		R	-425.00
4/1/2015	RLHOA-Savings			Interest	HOA-Check-Fe...		R	0.02
4/12/2015	RLHOA-Checki... 1159		Idaho State Ta...	Building Fund ...	HOA-Check-Fe...		R	-10.00
5/1/2015	RLHOA-Checki... 1160		Terry Poyzer	Pressure Sen...	HOA-Irrigation		R	-222.71
5/12/2015	RLHOA-Checki... 1161		Idaho Power	May 2015	HOA-Power		R	-90.74
5/21/2015	RLHOA-Checki...DEP	S	McDonald	Lot 39A 2015	--Split--	--Split--	R	400.00
5/21/2015	RLHOA-Checki...DEP	S	Uptmor	Lot 38A 2015	--Split--	--Split--	R	400.00
5/21/2015	RLHOA-Checki...DEP	S	Walker	Lot 39B 2015	--Split--	--Split--	R	400.00
5/21/2015	RLHOA-Checki...DEP	S	Schofield	Lot 38B 2015	--Split--	--Split--	R	400.00
6/1/2014 - 5/30/2015								60.67
BALANCE 5/30/2015								12,412.90
TOTAL INFLOWS								2,600.08
TOTAL OUTFLOWS								-2,539.41
NET TOTAL								60.67

HOA Fund Summary Report - Earliest To Date 5/31/2002 through 6/15/2015

Date	Account	Num	Description	Memo	Cat...	Tag	Tax Item	Clr	Amount
EXPENSES									12,719.32
Checking Fees, Misc									403.74
Entry Lighting									356.32
Common Area Maintenance									739.52
Irrigation System Expenses									2,013.42
Legal Fees									0.00
Liability Insurance									-80.00
Electrical Power Expenses									-239.68
HOA-Power-Personal									0.00
Service/Maintenance for Road									9,526.00
OVERALL TOTAL									12,719.32