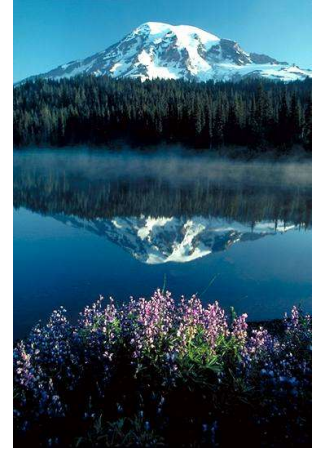


**Twentieth Annual Meeting  
Reflection Lane Homeowners Association  
Minutes  
11 May 2023  
7:15pm**



**Location:** 8923 Reflection Ln – Back Yard

**Attendees:** Earl & Arlene Uptmor  
Steven & Diane Schofield  
Mike & Rosia Latzke  
Tom and Jessi Shaw  
Ashley Soito  
Calvin McDonald

**PREMEETING NOTES**

Elected Board for 2022-2023 (this past year):

Matt Wilke	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented by a vote: 39B(Walker), 41B(Golightly), 42B(Wilke)

Proxy Votes: None

Members not eligible to vote due to delinquent annual fees: None

**MEETING DISCUSSION**

The gathering began with a BBQ in Shaw's backyard at 6pm (thank you Tom and Jessi for hosting). The food was wonderful. Kids were invited. The Shaw's provided all but the side-dishes each member was asked to bring and the HOA provided the drinks. The group mingled and visited and had a good time. The kids played when the adults gathered for the business meeting which started about 7:15pm.

VP Diane Schofield called the meeting to order as Pres Wilke was not in attendance. She thanked all for working to be good neighbors. A special thanks was given to Mike Latzke for all his work building our new irrigation screen.

**Board Elections:**

It was moved and seconded that Tom Shaw, Diane Schofield and Calvin McDonald be the three Board members to serve for 2023-2024. Voting was (6 of 6) in favor.

The Board for 2023-2024 will be:

Tom Shaw	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

**Financial Report:**

The prior business years' finances and fund balances were distributed to everyone by Calvin and are included below in Appendix A. No issues, problem or need for changes came up. There was a short discussion about the possibility of surprise expenses that could easily exceed the fund balances the HOA has accumulated. The group discussed the options of raising the yearly dues to accumulate more funds or just be warned that there might need to be a one-time assessment if/when a large expense is incurred. The group preferred the latter and no change was made to the annual dues (left at \$500).

**Irrigation:**

It was reported that the new dam in the canal is working fairly well at keeping the water level above the new input screen. Calvin and Mike have been working a little to keep the water from washing around the new dam by dumping rocks and gravel around the dam and placing sandbags on the sides. Calvin offer to keep the system filter clean this coming irrigation season, which needs done every 2-3 weeks.

**Road:**

There was a short discussion about resurfacing the road but nothing was determined or planned.

**Neighborhood Breakfast:**

The group agreed to continue to have our annual breakfast-in-the-cul-de-sac sometime around August/September. More details on this will be forthcoming.

The meeting was adjourned until next year.

# Appendix A Financial Report

Date	Account ▲	Description	Memo	Category	Amount
6/14/2022	RLHOA-Checking	Idaho Power	May 2022	HOA-Power	-273.77
7/14/2022	RLHOA-Checking	Idaho Power	Jun 2022	HOA-Power	-338.71
8/15/2022	RLHOA-Checking	Idaho Power	Jul 2022	HOA-Power	-424.74
9/14/2022	RLHOA-Checking	Idaho Power	Aug 2022	HOA-Power	-416.40
10/14/2022	RLHOA-Checking	Idaho Power	Sep 2022	HOA-Power	-376.91
11/15/2022	RLHOA-Checking	Idaho Power	Oct 2022	HOA-Power	-313.64
12/15/2022	RLHOA-Checking	Idaho Power	Nov 2022	HOA-Power	-19.52
12/29/2022	RLHOA-Checking	State Farm Insurance	for 2023	HOA-Liability-Insurance	-425.00
1/18/2023	RLHOA-Checking	Idaho Power	Dec 2022	HOA-Power	-19.62
2/15/2023	RLHOA-Checking	Idaho Power	Jan 2023	HOA-Power	-19.39
3/15/2023	RLHOA-Checking	Mike Latzke	Supplies to build an irrigation input screen	HOA-Irrigation	-692.62
3/16/2023	RLHOA-Checking	Idaho Power	Feb 2023	HOA-Power	-19.39
4/14/2023	RLHOA-Checking	Idaho Power	Mar 2023	HOA-Power	-19.62
<b>6/1/2022 - 5/30/2023</b>					<b>-3,359.33</b>

## RL HOA Fund Balances

Category	Current Balance (as of 5/11/23)	Projected Balance (as of 6/1/23)*
Checking Fees, Misc	456.42	492.42
Common Area Maintenance	3,131.54	3,392.54
Irrigation System Expenses	309.61	709.61
Liability Insurance	11.00	416.00
Electrical Power Expenses	2,189.46	4,189.46
Service/Maintenance for Road	15,118.84	16,216.84
<b>OVERALL TOTAL</b>	<b>21,216.87</b>	<b>25,416.87</b>

\* Assumes everyone pays their dues, and on time