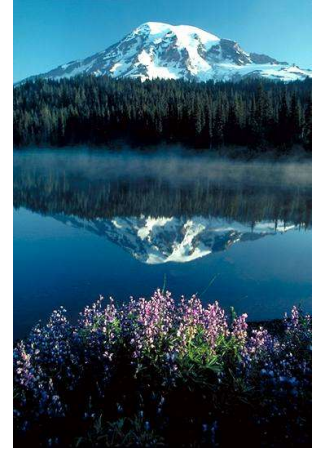


**Twenty First Annual Meeting
Reflection Lane Homeowners Association
Minutes
1 May 2024
7:00pm**



Location: 8923 Reflection Ln

Attendees: Earl & Arlene Uptmor
Steven & Diane Schofield
Mike Latzke
Tom and Jessi Shaw
Ashley Soito
Calvin & Elizabeth McDonald
Chad & Ginger Walker
Craig & Carmie Golightly

PREMEETING NOTES

Elected Board for 2023-2024 (this past year):

Thomas Shaw	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Lots not represented in person: 42B(Wilke)

Proxy Votes: Wilke's gave proxy voting rights to Thomas Shaw – Document on file.

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

MEETING DISCUSSION

The gathering began with a BBQ in Shaw's home 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 a side dish. The group mingled and visited and had a good time. The kids played when the adults gathered for the business meeting which started about 7:00pm.

Pres Thomas Shaw called the meeting to order.

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 other than a dues increase to fund the roadway and irrigation system (documented below).

Roadway:

As per prior work and discussions the roadway was schedule for minor repairs and a seal coat this summer. The repairs have already happened and the seal coat will occur sometime in June. The logistics of this were discussed. It will happen on a Saturday afternoon. There should be no traffic on the road for 24 hours. Cars should be parked at the church beforehand. Each member should remove an debris, weeds, etc. from their driveways and the roadway in front of their lots. All pavement should be dry and remain dry for 24 hours. All members with paved driveways (6) opted to pay to have them seal coated at the same time as the roadway. All funds from the 6

members for this driveway work have been collected by Calvin and will be held in the HOA's bank account until we pay the paving contractor.

The Board had tentatively planned on proposing a \$180/lot/yr increase in the dues to accumulate funds for the next time the road needs repairs/coated. Due to the \$6K or so balance we will have after paying for this years repairs/coating it was decided to not assess for the roadway this year and divert the \$180 toward the irrigation system fund, which is in a worse funding situation.

Irrigation:

Calvin gave a report of the irrigation system turn-on that recently happened, all seems well.

As per prior work and discussion the board is proposing an increase in dues for the irrigation fund. We currently only have about \$500 in the fund and the system is nearing end-of-life and replacement could be as high as \$20K - \$25K. More likely would be \$7K - \$14K near-term as not all components are likely to fail at the same time. There are 3 primary components (pump, motor, controller) and they quote today at roughly \$7K each. The Board previously planned on proposing a \$330/lot/yr increase to the 8 lots that participate. After some discussion it was decide that the roadway funding could wait and to take the proposed increase to the roadway budget and apply it to the irrigation system fund. The total proposed increase was \$500. So for the 2024-2025 financial year the dues will go from \$500/lot/yr to \$1000/lot/yr and the full \$500 increase will go to the irrigation fund.

Adding the Wilke's (lot 42B) back to the irrigation system was discussed and voted on. It seems beneficial to all to have that lot added back on to the system. The members voted unanimously to allow lot 42B to reconnect if said lot paid all the expenses associated, which would be the physical connection plumbing and the attorney fees to update the necessary HOA documents. If Wilke's wish to reconnect it would be much cleaner if they could get this done by June 1 so they could be included for the June to June financial year of the HOA. The Wilke's were not able to attend the meeting so this couldn't be discussed, but will be shortly. As is, the Wilke's will not see a change in their dues as all the increase was for the irrigation system which they are currently not part of.

HOA Taxes:

The topic of filing HOA taxes was inadvertently brought up. Calvin mentioned that after consulting a tax CPA he was advised that it was not necessary that we file taxes each year and that he hadn't for the past few years. This caught Jessi Shaw's attention as this is her expertise. There was a discussion that ended with a plan for Jessi and Calvin to get together and resolve the issue.

Board Elections:

It was moved and seconded that Thomas Shaw, Diane Schofield and Calvin McDonald be the three Board members to serve for 2024-2025.

The Board for 2024-2025 will be:

Thomas Shaw	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Voting:

9 of 9 in favor: Allow the Wilke's to reconnect to the irrigation system.

9 of 9 in favor: Raise the yearly dues from \$500 to \$1000, the increase all going toward the irrigation system.

9 of 9 in favor: To retain the 2023-2024 Board members for 2024-2025.

The meeting was adjourned until next year.

Appendix A Financial Report

Transaction
6/1/2023 through 5/31/2024

Date	Account	Num	Description	Memo	Category	Amount
BALANCE 5/31/2023						20,677.86
6/1/2023	RLHOA-Checking	DEP	... Soito	Lot 40A 2022 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... McDonald	Lot 39A 2023 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... Uptmor	Lot 38A 2023 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... Litzke	Lot 40B 2023 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... Wilke	Lot 42B 2023 Dues	--Split--	200.00
6/1/2023	RLHOA-Checking	DEP	... Walker	Lot 39B 2023 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... Schofield	Lot 38B 2023 Dues	--Split--	500.00
6/1/2023	RLHOA-Checking	DEP	... Shaw	Lot 41B 2023 Dues	--Split--	500.00
6/8/2023	RLHOA-Checking	DEP	... Soito	Lot 40A 2023 Dues	--Split--	500.00
6/15/2023	RLHOA-Checking		Idaho Power	May 2023	HOA-Power	-301.45
7/1/2023	RLHOA-Savings			Interest	HOA-Check-Fee-Misc	0.04
7/14/2023	RLHOA-Checking		Idaho Power	Jun 2023	HOA-Power	-442.41
8/15/2023	RLHOA-Checking		Idaho Power	Aug 2023	HOA-Power	-467.57
9/14/2023	RLHOA-Checking		Idaho Power	Sept 2023	HOA-Power	-447.15
9/19/2023	RLHOA-Checking		Agra-Lines	Trading Cost of 3/32" Screen for 3/64" S...	HOA-Irrigation	-100.00
10/1/2023	RLHOA-Savings			Interest	HOA-Check-Fee-Misc	0.04
10/16/2023	RLHOA-Checking		Idaho Power	Oct 2023	HOA-Power	-398.24
11/15/2023	RLHOA-Checking		Idaho Power	Nov 2023	HOA-Power	-263.08
12/18/2023	RLHOA-Checking		Idaho Power	Dec 2023	HOA-Power	-19.82
1/1/2024	RLHOA-Savings			Interest	HOA-Check-Fee-Misc	0.04
1/2/2024	RLHOA-Checking	1237	State Farm Insuran...	2024	HOA-Liability-Insurance	-425.00
1/18/2024	RLHOA-Checking		Idaho Power	Jan 2024	HOA-Power	-19.71
3/14/2024	RLHOA-Checking		Idaho Power	Feb 2024	HOA-Power	-49.75
3/18/2024	RLHOA-Checking		Idaho Power	Mar 2024	HOA-Power	-54.67
4/1/2024	RLHOA-Savings				HOA-Check-Fee-Misc	0.04
6/1/2023 - 5/31/2024						1,211.31
BALANCE 5/31/2024						21,889.17
TOTAL INFLOWS						4,200.16
TOTAL OUTFLOWS						-2,988.85
NET TOTAL						1,211.31

HOA Fund Summary Report - Earliest To Date 5/31/2002 through 4/29/2024

Date	Account	Num	Description	Me...Ca...	Tag	Tax Item	Clr	Amount
EXPENSES								21,889.17
Checking Fees, Misc								488.58
Entry Lighting								0.00
Common Area Maintenance								3,363.54
Irrigation System Expenses								559.61
Legal Fees								0.00
Liability Insurance								-54.00
Electrical Power Expenses								1,436.60
HOA-Power-Personal								0.00
Service/Maintenance for Road								16,094.84
OVERALL TOTAL								21,889.17