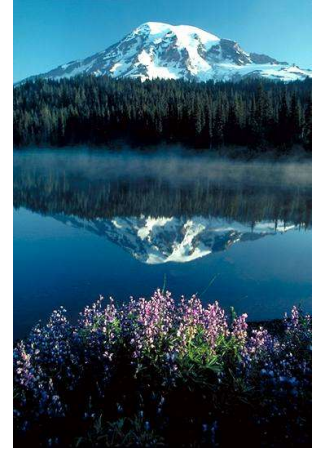


**Twenty Second Annual Meeting
Reflection Lane Homeowners Association
Minutes
27 May 2025
7:00pm**



Location: 8802 Reflection Ln

Attendees: Duane & Debbie Uptmor
Steven & Diane Schofield
Chad & Ginger Walker
Tom and Jessi Shaw
Ashley Soito
Calvin & Elizabeth McDonald
Craig & Carmie Golightly
Matt Wilke

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: 40B(Casteel)

Proxy Votes: None

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

MEETING DISCUSSION

The gathering began with a backyard dinner at Schofield's at 6pm (thank you Steven and Diane for hosting). The food was wonderful. Kids were invited. The Sloppy Joe's were provided by the Schofield, and side dishes and desserts were provided by HOA members. 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 and are included below in Appendix A. No issues or problems with finances were reported. It was noted that the \$6,832.04 expense posted on July 15 was pass-through funds collected earlier from members to have their drives ways seal coated when the road was done. The collection of these funds from HOA members occurred prior to June 1, 2024 so they don't appear in the report. The collections matched the expenditure exactly.

Front Entry:

The shrub growing on the west most part of the south entry was discussed again, as it has grown again to the point it is blocking the view of on-coming (northbound) traffic on Lansing. Ideas we discussed how to deal with the problem including trimming the shrub, pulling it out and cutting it off and poisoning the roots. It was approved by the group that cutting it off and poisoning the root would be best and then to purchase a few yards of the dark rock

ground cover to cover the exposed area underneath. Several HOA members offered to assist cutting it off and removing it. It was voted on and approved to spend no more than \$500 on this project.

Roadway:

The roadway was discussed briefly – just to state that none of the \$500 increase in dues has gone toward the road fund last year and none will this year either. We plan to continue this at least another year (2026) until the irrigation fund is built up high enough to replace some/most of the aging equipment. It will be reviewed later when we will start augmenting the road fund again.

The ongoing flooding that happens on the south side of Reflection Ln by the church was brought up. There was a repeat of prior year discussions about how to deal with this issue. In a prior meeting the group approved spending money on a sump pump to address this problem but nothing has been done. Several ideas of how to pump the water into the ditch were discussed. All are a bit problematic and would cost a bit and require a fair amount of maintenance and winterization. In the end all agreed to do nothing for now and just live with the flooding that happens there from time to time.

Irrigation:

Calvin gave a report of the irrigation system turn-on that recently happened, ... all seems well. The topic of the pump house needing paint was brought up. After a short discussion Chad volunteered his sons to paint the building and that he would provide the paint.

HOA Tax Filings:

Calvin reported on the HOA tax filing delinquency that came up in our last annual meeting. With the help of Jessi and Chris Casteel as consultants, Calvin back-filed all 5 returns to the Fed and State and paid the \$10/yr (building fund) to the State, the plan being the hope that both the Fed and State would be lenient and not fine us. After some time and checking back with both the Fed and State it appears we escaped with no fines from the Fed and a \$24 interest penalty from the State, which Calvin paid out of his own pocket. It is believed at this point that this issue is behind us and Calvin reported that the HOA has filed taxes since this issue arose.

HOA CC&R and Building Rule Enforcement:

It was asked by a new HOA member how the CC&R and Architectural Control Committee work. They were referred to the Bylaws and CC&R documents then a fairly vague answer was given, as no one was prepared to adequately cover that topic in any detail. It was stated that if any “larger” building or landscaping project is undertaken that the member should document the project in advance and get a 2/3’s approval of the HOA members. Also, the general idea is that enforcement is light – keeping in mind that the idea is to avoid doing things that devalue other member’s property.

Board Elections:

It was moved and seconded that Craig Golightly, Diane Schofield and Calvin McDonald be the three Board members to serve for 2025-2026.

The Board for 2025-2026 will be:

Craig Golightly	President
Diane Schofield	Vice President
Calvin McDonald	Secretary

Voting:

8 of 8 in favor: Spending up to \$500 removing the shrub in the front entry.

8 of 8 in favor: To approve 2025-2026 board members.

The meeting was adjourned until next year.

Appendix A Financial Report

Checking Fees, Misc	468.74
Entry Lighting	0.00
Common Area Maintenance	3,608.54
Irrigation System Expenses	5,009.61
Legal Fees	0.00
Liability Insurance	-29.00
HOA-PassThrough	0.00
Electrical Power Expenses	837.80
HOA-Power-Personal	0.00
Service/Maintenance for Road	8,128.72
OVERALL...	18,024.41

6/12/2024	RLHOA-Checking	McDonald	Lot 39A 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Uptmor	Lot 38A 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Schofield	Lot 38B 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Walker	Lot 39B 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Latzke	Lot 40B 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Shaw	Lot 41A 2024 Dues	1,000.00
6/12/2024	RLHOA-Checking	Golightly	Lot 41B 2023 & 2024 Dues	1,500.00
6/12/2024	RLHOA-Checking	Wilke	Lot 42B 2024 Dues	200.00
6/17/2024	RLHOA-Checking	Idaho Power	Jun 2024	-412.59
6/24/2024	RLHOA-Checking	Soito	Lot 40A 2024 Dues	500.00
7/1/2024	RLHOA-Savings		Interest	0.04
7/15/2024	RLHOA-Checking	Cutting Edge	Driveway Sealing	-6,832.04
7/15/2024	RLHOA-Checking	Cutting Edge	Repairs and Sealing	-9,186.12
7/16/2024	RLHOA-Checking	Idaho Power	Jul 2024	-424.29
8/15/2024	RLHOA-Checking	Idaho Power	Aug 2024	-513.88
9/16/2024	RLHOA-Checking	Idaho Power	Sep 2024	-413.24
10/1/2024	RLHOA-Savings			0.04
10/16/2024	RLHOA-Checking	Idaho Power	Oct 2024	-367.08
11/14/2024	RLHOA-Checking	Idaho Power	Nov 2024	-304.22
12/17/2024	RLHOA-Checking	Idaho Power	Dec 2024	-54.55
12/24/2024	RLHOA-Checking	State Farm Insurance	2025	-425.00
1/1/2025	RLHOA-Savings		Interest	0.04
1/16/2025	RLHOA-Checking	Idaho Power	Jan 2025	-54.61
1/16/2025	RLHOA-Checking	Idaho State Tax C...	Building Fund - 2024	-10.00
2/14/2025	RLHOA-Checking	Idaho Power	Feb 2025	-55.39
3/17/2025	RLHOA-Checking	Idaho Power	Mar 2025	-55.83
4/1/2025	RLHOA-Savings		Interest	0.04
4/15/2025	RLHOA-Checking	Soito	Lot 40A 2024 Dues	500.00
4/16/2025	RLHOA-Checking	Idaho Power	Apr 2025	-55.58