

# HOA Board Meeting Minutes

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July 7, 2011

## *Financial report – (Evie)*

- Current balance in the checking account is \$10,531.61. To date in current financial year we have spent approximately \$5,344.00 on the waterfall/pond. This does not include approximately \$1,776.00 for the pump that was purchased at the end of last financial year.

## *ACC Report (Dan)*

- Pump/pond
  - Dan raised the potential need for a special assessment to cover the cost of the repairs as we have spent considerable money (depleting the reserve fund) and continue to have problems with the new pump. The Board will decide on either an assessment or increase in annual dues to replenish the reserve fund. Dan has also been working with Jim Zetutenhorst, the person who is doing the repairs and is not sure about the quality and care of the work. Long term plan once the pond is up and running is to find someone else who will take care of the pond on a long term basis.
- Plans and landscaping/fence approval:
  - Carroll's fence – ACC approved fence and landscaping plans; however, after reading the ACC addendum the Carroll's need to go to the City of RL and BMID for their approval prior to beginning the fence. Dan will remind them of this.
  - Graff projects – Recent submittal is not complete and we are waiting on color samples and will continue to follow-up with Jeff. Graff has not cleaned up construction debris from lot 24. He is now using the other side of lot 24 for construction material as he is building on the adjacent lot, lot 20. Graham agreed to talk with Randy about this as Randy may have given Jeff permission to use lot 24 for debris.
  - There is a concern that some previously approved, current building plans were approved with incomplete submittals and only two signatures of ACC members. Current approval process is tightening the process.
  - Degradation (curb appeal) of the neighborhood – The Board needs to address weeds, unkept lots and dead plants around the neighborhood. Dan will draft a letter and send it to Graham to distribute to the homeowners who need to take action. To assure the HOA is doing their part, Graham will consult with Jim Carmack about the condition of the 2 dead trees at the top of the waterfall with likely plans to remove and replace them Spring 2012 when irrigation water is turned back on.

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## *Board Business (Graham)*

- CCR's – We currently will target September to work on the revisions suggested by Lane. Dan would like to also take a pass at revising those parts that were not revised by Lane with the intent of doing a wholesale CCR revision. This will take some time and thus the entire package may not be ready for HOA review until November or December.
- September HOA meeting – Gatherer's have been asked to cater this meeting paid for by the HOA. The meal/meeting will be at the Kimball's on September 24<sup>th</sup> beginning at 6PM. Graham will send a note to everyone to bring lawn chairs and drinks. He will also contact the Gatherer's about menu and cost.
- Graham will check on the status of the HOA newsletter that was scheduled to be published in late June. .

Meeting was adjourned at 8PM.