



**ANNUAL MEETING MINUTES
THURSDAY, APRIL 30, 2015**

ESTABLISH QUORUM: The meeting was called to order by Roy Russinger at 6:05pm. A quorum was reached with 12 Lots represented in person.

INTRODUCTION OF CURRENT BOARD MEMBERS: Roy introduced the present members: Roy Russinger-President, Joe Ineck-Vice President, Ron Hoppins-Treasurer, Mike Nelson-Director, and Corey Van Allen-Director. Absent members: Aaron Miller-Secretary, Clark Harshbarger-Director.

MANAGEMENT COMPANY: Information was distributed for management contact, Shurie Urquidi with Development Services, Inc. (DSI).

2014 ANNUAL MEETING MINUTES: Roy called for a review of the prior year's minutes. No questions or revisions were raised and so minutes were motioned for approval, seconded and unanimously carried.

FINANCIAL REPORTS: Ron reviewed the statements provided to residents prior to the meeting. HOA reports run on a cash basis.

- * HOA can no longer monetarily penalize homes for CC&R non-compliance due to ID Statute effective July 1, 2014, as there is no penalty policy specifically outlined in the CC&Rs. HOA may still perform corrective maintenance at the owner's expense as outlined in the CC&Rs, or forward issues to attorney for follow-up.
- * Budget includes an income adjustment account which is utilized in order to show homeowners potential for bad debt. Two accounts are in collections and HOA has been receiving payouts; last year no foreclosures.
- * \$11,600 not spent of 2014 project budget; minimal design adjustments made to entries. Perimeter fence was biggest expense last year and perimeter owners are reimbursing the association over next 10 years. HOA will continue to stain the perimeter exterior which benefits all residents in the community.
- * Some Christmas light strands replaced; will need to consider additional replacements for next year.
- * Jockey motor at pump station replaced.
- * A new 3 year contract was initiated with Summer Lawns for common area maintenance. Tree treatments are included as an option contract item and the full program is budgeted for 2015 (drench, systemic/fert, insect). Trees along Eagle Rd. in strip are the City of Eagle's. Board has discussed health with them. HOA is still dealing with developer planting issues (burlap wrap twine girdled trees; die-off over time). 9 trees and several shrubs replaced 2014. Big thank you to Barbara Russinger for flower plantings at entries.
- * Reserve schedule discussed. Schedule accounts for average inflation and bases future replacement values on lifetime and current replacement value. Recent quotes for maintenance of the HOA wrought iron fences shows the reserve amounts may not be adequate. This is currently under review. Considering options for restoring/replacing the fences. Very costly either way. With the perimeter fence in repayment, reserve estimate currently under a small amount. Ron did not consider this a concern.

BOARD ELECTIONS: Aaron agreed to withhold his name from nominations if any other residents were interested in serving the community. All other current Board members agreed to serve again if elected. Mike Rutledge was nominated from the floor. All nominations (Roy, Joe, Ron, Clark, Mike N, Mike R. and Corey) were motioned for approval, seconded and unanimously carried. A motion was made to elect the slate of candidates stated, was seconded, and unanimously carried.

OPEN FORUM:

- * Q: Why no snow removal on common area sidewalks? A: Board will look into estimates. Most HOAs don't perform this type of maintenance, but agreed it is a code requirement.
- * Q: What can we do about speeding cars? A: Unfortunately ACHD governs traffic calming on the roads in the community and does not consider the HOA streets as cut-through points and so will not offer any relief. Residents may contact non-emergency police dispatch to request patrols.



**ANNUAL MEETING MINUTES
THURSDAY, APRIL 30, 2015**

OPEN FORUM:

- * Q: Will the Board plant additional screening trees near pump house off Eagle Rd. along berm, where they were removed previously? A: Arborist told Board the berms were overcrowded and recommended most removed trees not be replaced. They agreed to discuss with Summer Lawns and Roy will follow-up with the homeowner.
- * Q: What can we do about dog barking? A: HOA/management does not deal with animal control issues mainly for monitoring reasons. Shurie will send a one-time courtesy letter when complaints are received notifying the property owner of the concern and that any future complainants will be directed to Animal Control/City of Eagle Code Enforcement. Civic agencies have the authority to penalize those not compliant with code regulations.
- * IMPROVEMENT PROJECTS: Board is considering projects gazebo common area. A water feature was discussed and dismissed due to the initial investment and annual maintenance costs involved. Other options are adding more seating/planter areas, playsets or sports facilities. Board welcomes ideas from residents and will poll everyone in July when the next quarterly invoice is distributed.
- * HOA WEBSITE: Ron reminder residents to register on the site (www.redleafheights.info). Check your spam folder to be sure you have approved the HOA site as a sender (comes from Spiffyman email-website maintenance provider). Board plans to remove HOA Facebook page that is not utilized. Individual emails from the Board come from Red Leaf HOA.
- * Thank you's were given to the Board members, including Aaron. Thank you on perimeter fence project. Looks great and residents may now make their own repairs easily moving forward for a consistent look.

There being no further business to transact, the meeting was motioned for adjournment, was seconded and unanimously carried at 7:30pm. Minutes submitted by Shurie Urquidi.