



**HOMEOWNERS ASSOCIATION
MINUTES FOR ANNUAL MEETING
WEDNESDAY, MAY 10, 2017**

ESTABLISH QUORUM: The meeting was called to order by Roy Russinger at 6:39pm. A quorum was reached with 18 Lots represented in person.

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

MANAGEMENT COMPANY: Roy introduce LaRae Cervantes as the new contact for DSI with Shurie Urqudi for Development Services (DSI)

2016 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.

- * Projected dues were decreased to \$135/quarter effective July 1, 2016 and there will be another decrease to \$125/quarter effective July 1, 2017.
- * Homeowners with perimeter fencing continue to reimburse the association. Some homes have sold and paid the full assessment off.
- * Budget includes an income adjustment account which is utilized in order to show homeowners potential for bad debt. There are no accounts in collections for 2016. If a homeowner has difficulty paying their dues please get of hold of LaRae with DSI and let her know. The board wants to work with residents to resolve these issues.
- * 2016 completed projects: Completed major landscaping features in the Gazebo area consisting of 2 stone sitting walls with shrubs, trees and flowers. Along with the new features a new filter was installed and irrigation lines were revamped to improve coverage of the grass in the entire Gazebo area. A new main brush filter was installed at the pump house which will allow the filter to be cleaned more frequently and should reduce the amount of debris in the lines. A flush valve was installed on the dead end line on Macaile. We did not have electricity brought to the Gazebo the cost was too expensive at \$5000. 2017 Budget includes Infrastructure projects: structural tree pruning and draining of the swamp along the perimeter fence on Floating Feather
- * Reserve schedule discussed. Schedule accounts for average inflation and bases future replacement values on lifetime and current replacement value. The Board has decided to cap the reserve amount at \$120,000 which we have already exceeded. This is to be reviewed yearly to make sure that amount is adequate.

BOARD ELECTIONS: Roy, Ron Mike N, Mike R, & Corey agreed to serve again, if elected. All nominations were motioned for approval, seconded and unanimously carried. Mike Nelson nominated Boris, but Boris declined. No additional volunteers or nominations made. A motion was made to elect the slate of candidates stated, was seconded, and unanimously carried.

OPEN FORUM:

- * Q: Will the tree pruning be done by professional and not chop off the tops of the trees? Yes, Summer Lawns our landscape company has arborists and the board has consulted with them for this project.
- * Q: Would a French drain be a good idea for the swamp water along Floating Feather? The board will look into it to see if this would work. Looking at using different sprinklers to help disperse the water more evenly.

- * Q: Who has been planting and taking care of the flowers at the entrances to the subdivision? Homeowner wants to thank them for how wonderful the entrances look. Roy's wife has been taking care of them and he will let her know.
- * Q: How about using a solar panel for electricity in the Gazebo? The board will look into it but was only trying to supply electricity for Christmas lights.
- * Q: Can we get a program together through the HOA to pay some \$\$ to remove 23 trees in the neighborhood? Roy let her know that there is program with the City of Eagle for \$100 reimbursement for replacing a tree. It was also suggested to get a group of people together and see if they could save some money if it is done all at one time.
- * Q: Are the trees in the 5' strip in front of the homes the homeowners responsibility? Yes they are.
- * Q: Why didn't the common area sidewalks get plowed or shoveled? The common area sidewalks are not required to be plowed or shoveled, jus the sidewalk in front of the homeowners home and that is the homeowners responsibility.
- * Boris suggested that if they want to lower dues again, why not just have no fourth quarter dues one year? The board will take this into consideration.
- * Roy is fixing the stone around the light post at the entrance of Red Leaf.
- * SNOW REMOVAL DISSCUSSION: If we have another bad winter two homeowners would rather see the money spent to clear the streets then the common area side walks. The board tried to get plows into Red Leaf, the cost was high. Found a company for less but they didn't have the equipment to get in because it was frozen. Boris suggested purchasing a Snow blower for the HOA and having several people sign up to use it.
- * Community Yard Sale is going to be June 10th, LaRae from DSI will get this info out to everyone this week. Roy will be giving the signs to Mike R.
- * LANDSCAPE: Over 90 bad sprinkler heads in our common areas, they are being replaced. Our landscape contract is up for renegotiation this year.
- * HOA WEBSITE: Ron reminder residents to register on the site (www.redleafheights.info). Individual emails from the Board come from Red Leaf HOA. Can also visit Development Services Inc. website www.dev-services.com, or Nextdoor.com (Ranch to Floating Feather) for additional information.

There being no further business to transact, the meeting was motioned for adjournment, was seconded and unanimously carried at 8:05pm. Minutes submitted by LaRae Cervantes.