

## **ANNUAL MEETING MINUTES**

### **AUGUST 27, 2016**

Homeowners began arriving at 10AM for a meet and greet plus continental breakfast. Michael Everett (WHOA's President) called the meeting to order at 10:27AM. There were 49 properties represented, 23 by proxy and 26 in person. This easily fulfills the requirements for a quorum.

Michael briefly reviewed this year's activities. There were no large projects. Michael took it upon himself this year to plant the wildflowers at the Woodlands entrance. At an earlier Board meeting it was decided in the future to plant low maintained perennials or possibly a rock garden. The earlier suggestion for Bauchi or Horseshoes was not implemented due to lack of interest. There were only two incidents in the pool and common areas this year. Shortly after the pool was open, two young ladies were caught on video climbing the fence to swim. This was not pursued as there was no damage. Secondly it appeared that some type of chemical damaged several areas of the lawn in the common area. Thanks to Kathy DeLuna and her grounds crew this was quickly treated and has fully recovered.

Michael went over the process for reporting and pursuing CC&R violations. Asking that homeowners to send a detailed message to one or all of the Board members by email or contact them by phone at reasonable times. The grocery store, ski slopes, restaurants or family outings are not the time or place to approach Board members with complaints. Please remember that WHOA Board positions are voluntary. Minor violations can be handled with a courteous request from the concerned homeowner or Board member. Flagrant violations must follow the process outlined in the mailing that came with your Annual Meeting announcement to comply with recent Idaho laws. Only then can the HOA implement fines and penalties. This can also be found on our website.

That brought us to the discussion of volunteers. Several recent requests for help with projects and Board positions have gone unanswered. In a discussion with our attorney it was suggested that without volunteers we could consider a property manager. I contacted two local agencies to get an estimated cost only to be told they were not interested, but indicated it would be expensive. That being said we would likely have to look to Boise and increase HOA dues to cover the cost. Not a popular option and with volunteers unnecessary. The responsibilities of the Board take little time and effort. It was suggested that with more volunteers the positions of President, Vice President and Secretary could be co-positions requiring even less time and effort. Michael announced that this will be his last year and I did not run for re-election this year. However I will unofficially help wherever I can.

Walt covered the financials and as always under his excellent supervision we are in good shape, well under budget with \$53,292 in savings. Only one homeowner late with their dues and 8 new homeowners adding those transfer fees to our reserves.

Pattie reported on the pool, going over procedure to get your new pool/tennis court keys. Also reviewing the rules and asking that we keep food in the pool area to a minimum. Food on the pool deck attracts rodents and ants. Absolutely no food or water balloons in the pool. Please use the common area for picnics and be sure to pick up after yourselves. Just a reminder that under Idaho law no one

under the age of 14 can be in the pool area without adult supervision. Pattie will be monitoring the weather and MAY keep the pool open a bit after Labor Day, depending on temps and use. Colder nights make it harder to keep water comfortable. Also it is getting darker earlier and so she will be closing the pool around 8PM.

For those interested Billie Jo has contacted the county agent and they are willing to come to the neighborhood and instruct homeowners on noxious weeds. It has been reported that there are many spreading in the area. FYI everyone is responsible for their own property and there are consequences for allowing them to grow. She will schedule a Saturday either this fall or early spring to have someone come out. They will provide the product free and instruct us which are noxious weeds and how to treat them.

At this time the floor was open for comments, suggested projects and concerns. A crack in the pavement on the tennis/pickle ball court was reported and that the lines need to be refreshed also a new net needed. Al Butler volunteered to arrange to have these taken care of.

It was moved and seconded that the ballot for Directors be unanimously approved as well as anyone who subsequently volunteers.

The meeting was adjourned at 11:56AM.

In an email sent to Michael after the meeting by homeowner Scott Broyles, Scott suggests that

1. We have at least 2 social events each year not including the Annual Meeting.
2. That we should have a maintenance, repair and replacement plan in our budget that is 30% (minimum) of the asset inventory and
3. That we should look into getting a bank of PO Boxes in the neighborhood and mail delivery.

We welcome your input on these suggestions as well as any you may have. They can be emailed/mailed to any or all of the members of our WHOA Board of Directors.