

Woodlands Homeowners Association Annual Meeting Minutes

September 3, 2022

Shauna Enders called the meeting to order at 10:00am. Each member of the Board of Directors present introduced themselves, followed by each attending homeowner. Thirty-six properties were represented in person and 20 proxies totaling 56. Meeting CC&R requirements for a quorum.

Krista Polvi read the minutes from last year's Annual Meeting. These and other BOD meeting minutes and announcements can be found on our website: www.woodlandsmccall.org/news.

State of the Association- Shauna reviewed the projects completed, pending, and proposed.

- Tennis Courts – The repairs were completed from the damage that occurred last year. The repairs should last at least 10 years.
- The roof on the pool building needs some repairs from snow/ice damage. The bid for the roof repair came in under \$1,000, therefore there was no need to file an insurance claim. The repairs will be completed in the fall.
- We had received a bid to beautify the entrance to the neighborhood. The bid came in at about \$5,200. The Board decided to ask Franz Witte what they could accomplish for \$2,500 to help reduce the amount spent. The scope was reduced, but the Board decided to wait until next Spring since the season is almost over.
- A bid was requested to convert to a key card system for the pool and tennis courts instead of the traditional keys that we use now. The cost came in at \$4,682.68. The benefit of the key card system would allow us to track who was going in and out of the facilities when there are issues. The board has opted to wait until next year since the cost was not budgeted yet.
- There have been no other major issues. Some bears were reported early in the season, but none since.
- New grates were purchased for the BBQ's. Please contact us if you would like to use them.

Walt- Financials:

- We are currently through the first 8 months of the fiscal year. On the Profit and Loss, we are \$3,750 over budget on income, and this is due to the transfer fees.
- Total expenses were \$1,400 under budget.
- It is estimated that there will be about \$12,000 in expenses and \$10,000 of income for the balance of the year.
- Balance sheet- the cash balance is about the same as last year. The negative accounts receivable is due to prepaid dues.
- All owners are current on dues as of today.
- Propane was about \$2,000 over budget. We are currently paying about \$1.00 more per gallon than we did last year. We are \$2,000 under budget on legal fees so far for the year.

Pattie- Update on the Pool

- There has been a lot of pool use this year. The pool temperature has been set at about 84-85 degrees. There has been a lot of solar gain with the warm days we have seen in August.
- The trees by the pool are infected with the spruce budworm. This is causing lots of pine needles to fall. She has left the net out so that people using the pool can help get the pine needles out of the pool. The trees that are dying will need to be removed at some point soon.
- Only one issue at the pool occurred with teenagers making a mess in the evening after the pool was closed. Furniture was in the pool and the deck a mess. After reviewing the video surveillance cameras, we identified who the kids were. The incident was pretty harmless, but still an issue.
- In the past we have had issues with homeowners giving their keys to people who lived outside of the neighborhood. Please do not hand out keys and keep the pool and tennis gates locked. The extra use impacts the mess that needs to be cleaned up. People who live here take much better care of the property.
- Cal Neal was our pool maintenance guy since the mid-1990's. He passed away in April. As a result, we had to bring in a new company to maintain the pool. They have been less responsive but are hoping they will get better.
- The pool will be drained the day after Labor Day and it will then be filled to the "winter" level.
- The irrigation will be blown out on September 15th.
- She will try to figure out the red ant issue after the pool is closed along with the weeds.
- There was a discussion on the trees-
 - An owner voted to get rid of the dead trees. We could then plant 15-20 ft new trees.
 - Another owner suggested that we could invest in more umbrellas instead of more trees for shade.
- It was also noted that the restrooms will be closed when the irrigation is shut off. As a result, if you have an event in the common areas, there will be no restroom usage.

Pine Creek Ranch - Marcia

- There is not a ton to report so far this year. Many of the issues are still on going.
- Deinhard Lane Extension - the Developer talked with the school about this and the school submitted an application to extend the middle school. Not sure where we are on this issue.
- On June 30th a neighborhood meeting was held. This was not an "official" neighborhood meeting. It was informal about the environmental assessment. A new idea was discussed about road access and the end of Woodlands Drive and at the end of Douglas Drive. This was instead of three access points into our neighborhood. The more prominent roadway would be through Fox Ridge and Stockton. This could still create a lot of additional traffic on Woodlands Drive. After meeting we sent a letter to see if he would consider adding bollards at the Woodlands neighborhood access roads to prevent the extra traffic and could be removed in case of emergency. The developer indicated that it would be up to the fire department and not his decision. We also asked him about a buffer zone around the neighboring properties to his developments. He did not agree to anything.
- Developer indicated that the project timeline is over the next 10-15 years. He anticipates about 500 housing units.

- Next steps, he needs to submit the environmental assessment. It has not happened yet. Once it is submitted, we will have the opportunity to make comments. Once that process is done, a pre-app meeting with P&Z will need to be held before the official application is submitted. If we get to that point, then it will be a good time to express our concerns with P&Z.
- Question – Does the developer need a Federal Environmental Impact? He just needs to follow City and State process, not Federal process.
- Question – The Stockton property had to be annexed into the City, has he gotten this property annexed? Marcia understands that he will need to annex into the City and the Sewer district. As far as we know this has not been done yet. It was heard that the sewer capacity was currently very low, is there room for this development? Might be a way to expand the current sewer system and lines that go through the Woodlands.
- Question- have we been in touch with the Fox Ridge and Stockton owners? Many of them attended the meeting but might be worth collaborating with them.
- Question – would it be beneficial for any of us to contact the City now? The City knows many of our concerns. Targeted communication might be best at the times mentioned earlier. A comment was made that the Fire Chief would not comment on this development until they saw the official plans.

Shauna- read a letter that she received from the neighboring property regarding unauthorized trespassing. They will be fixing the areas of the fence that are down and are asking that the Woodlands owners respect the boundary and not go onto their property. The letter is attached at the end of the minutes.

Open Discussion:

- One owner asked if dog poop bags could be added to the dispensers.
- Another owner pointed out that there are thistles that need to be sprayed near the tennis courts. The Board will let the Landscapers know.
- It was clarified that the tennis courts will be open until the snow starts to fall.
- An owner suggested that it might be a good idea to create a Pickleball Courts Committee. They could discuss nets and the court usage. Would there be enough people who play that would want to join? Shauna indicated we could discuss this at the next Board meeting to see if there is any interest.

Election – Shauna Enders, Patti Soucek, Walt Czarniecki, Marcia Witte, Jared Schuster, Patricia Hibler, Brian Bush, and Krista Polvi were all reelected. Shauna will continue as President, Patti Vice President, Walt Treasure, and Krista Secretary. Marcia, Jared, Brian and Patricia are Directors.

Meeting was adjourned at 11:05am.

LETTER FROM NEIGHBORING PROPERTY

July 19, 2022

Barbara Nokes Kwader, Manager
Nokes Family Limited Partnership
34 Ilka Lane,
McCall, ID 83638
1considertheegg@gmail.com
Woodlands Homeowner's Association
Shauna Enders, President
shauna@woodlandsmccall.org

Dear Shauna and Woodlands Homeowner's Association,

As you may have noticed, the Nokes Family Limited Partnership is finally rebuilding the fence along our common boundary directly North of your subdivision. We will soon be finished repairing/replacing the fence and will turn cattle in later this summer.

As before, we will not ask your HOA to cost share on the fence, even though that is the common practice in Idaho where there is a shared boundary. Instead, we ask you to honor our private property, observe the boundary line, refrain from trespass and vandalism, and control your dogs especially when cattle are in the parcel.

During the walking survey of the fence we found several places where residents of The Woodlands had propped open, pushed aside, pulled down, or cut and removed the fence to facilitate foot or ATV trespass from their homesites. It has been difficult to be critical of this evidence of trespass and vandalism because the fence had been allowed to deteriorate. We had not run cattle in there for many years. However, we will be putting cattle in there this summer, and we will be posting signs and painting some of the new posts orange, as is our right under Idaho law. If everyone respects this boundary, the paint will be allowed to fade. We will be careful to place the painted posts at the intersection of the property line between you and your east/west neighbor, so they won't be as noticeable from your home. Please be aware that in the future we will immediately report any trespass, vandalism, or damage to the authorities for prosecution. This includes any dogs or other pets that are allowed to roam our property.

Idaho Fish and Game has been consulted about fence structure, materials, and wildlife ingress/egress. There will be sections of the fence designed to allow animals to pass safely. These sections will include smooth wire and three strands. In other places the field fencing will again be used to protect the wildlife from dogs.

Pet enclosures that piggy-back on the new fence are welcome unless they threaten the integrity of the fence.

Some misconceptions about ownership and use of the property between the subdivision has been relayed to us as we talked with some of you. I would like to correct some of that misinformation to prevent conflict arising from erroneous beliefs: the land between SPR and the Woodlands is not part of the life estate gift from our family to the U of I. It is not now, nor will it ever be, under any restrictions or conservation easements. Instead, it is one of many parcels that will remain with the family as part of a working ranch and Idaho Tree Farm. All Nokes properties are managed by me (Barbara) as a representative of my mother, Donna Nokes. This family property and the Life Estate property will continue to have severely limited access, even after some of it passes to the U of I.

We have enjoyed your feedback through the beginning of this project, and would like to thank you for being good neighbors. We have discussed your suggestions, and plan to act on them where possible.

Sincerely,

Barbara Nokes Kwader