



## EAST VALLEY

Community Association  
Board Meeting Minutes  
Wednesday 1-27-21  
Location: Zoom Meeting

Meeting was started at 7:03pm. Gretchen, Boyd, Danielle and Thom are present.

12-10-20 Meeting Minutes were approved.

Sam King (Board Member) has resigned as of 1-6-21 due to relocation.

### **Financials & Old Business**

Financials were in good shape. Danielle discussed one Homeowner was making HOA dues payments. She felt during the current economic times it was not logical to stop payment plans. She also discussed prepaids for HOA dues and being accounted for in Accounts Receivables.

Thom spoke to Rim Monument sign. It is in Bob's prevue and he was planning to let contract for sign. Thom voiced importance of a sign rendering. Bob was looking into Solar. Danielle to contact Bob for update.

Thom inspected area for Electrical source and determined a transformer is located about 250' to the south. Thom suggested we contact an Electrician for a proposal on install. Thom will contact an Electrician recommended by Danielle (Doherty Electric).

News Letter didn't go out with "HOA Dues Invoice Mailing", but can go out with mailings for Annual meeting and requests for Board Member Candidates. The other option is by email. If Daniele sends it out by email there will be additional costs involved.

Staining of the Cedar fencing along East side of Warm Springs Ave was slated to be scheduled in April with weather permitting. Thom has contacted Stain Right who gave us a ball park figure last summer. He is expecting a proposal soon. Thom asked for clarification of Insurance requirements from Danielle (agreed on \$1m GL and Comp if employees). Danielle said Jon Irby had a fence painter he recommended. Danielle would forward Jon's recommendation to Thom. Thom thought Bob had also solicited a couple of proposals last summer which would be good to have.

Thom looked at the Stark fence problem. He said it was an underground problem, most likely a fracture in the below grade base concrete. He installed a temporary diagonal brace as a stop gap for movement from wind. He stated that a repair should be performed in the spring. He will follow up. He also raised concern about a temporary repair on a S Boven Ave house (Warm Springs Ave side) earlier in the spring. Gretchen thought the fence failure was on the Glover property. It was agreed that repairs should be performed before stain work.



Rim North Entrance drainage problem was being addressed with ADA County. Bob indicated that he met with a County rep. and they were thinking of putting a drain rock sediment basin at the uphill side of the Entrance. Bob to update us on solution.

A related drainage matter is the Rim Storm Drain Operations and Maintenance agreement with Boise City (Not County). Danielle thought the agreement was in the CC & R's. Thom to review agreement and make recommendations.

### **New Business**

We have received a letter from an Attorney representing one of the homeowner's on E. Skybar St. The HOA sprinkler system is watering 4 small areas (??) that is homeowner property.

Gretchen is to get bids from Irby for disconnecting sprinkler and adding to homeowner's sprinkler system.

Annual meeting needs to be scheduled on Zoom or on paper by May 1st. We need to get 1 to 3 Homeowners to come on to the Board. Voting has to be by proxy or at meetings. Consensus is we want 5 people on the Board. Danielle is to send out a mailing and to pick a date in March for an Annual Zoom meeting and request 3 volunteers to run for the Board. Voting will be by ballot sent to Danielle.

Annual billing is the least costly method for HOA dues. If done quarterly there would be additional costs. Danielle felt strongly that allowing some Homeowners to make payments if needed was a sound approach being some money vs. no money is preferred.

Guest Parking on the RIM side is not a problem. Thom to arrange for stripping of parking spots in the 3 parking areas on the RIM frontage road. Thom to also arrange for 3 signs as well saying something like "Parking for Resident's Guests only" or such.

Boyd suggested we have a 3 to 2 split on the Board between the two sides of Warm Springs Ave. Gretchen thought someone from the E Highland side would be good as well.

Meeting ended at 8:15pm.