

East Valley HOA Board

12-10-20

Zoom Meeting Minutes

Meeting was started at 7:02 pm. Bob, Gretchen, Sam, Boyd, Danielle and Thom are present.

09-23-20 Minutes were approved.

**OLD BUSINESS & FINACIALS/BUDGET**

Gretchen indicated we had \$98K in reserves assuming we had no major surprises before the end of the year. We are scheduled to have \$42k by Budget and Reserve Planning. Gretchen feels we are in good shape to address planned projects & unforeseen problems. Gretchen moves we approve the 2021 Budget. Boyd 2<sup>nd</sup>. Passed by all.

Danielle stated that we typically move excess funds from checking to savings at the end of the year, but she suggests we hold off for now do to upcoming projects. Board is in agreement.

Danielle brought up a desire of the Board to send out a newsletter at years end. Danielle said if we wanted to have the news letter mailed out with the annual invoices, she needs it by 12-21. Bob was good with that as he feels he is better with a deadline. Bob would like any contributions by 12-16.

Sam asked Bob what his intended content was to be. Bob responded with: Accomplishments since the HOA transition from the Developer in the last year and a half, what is planned for projects and expenditures in the coming year, an overall Mission statement & Covid issues.

Gretchen brought up the need to communicate and schedule an annual HOA meeting by March. Gretchen suggested a Zoom HOA meeting. Danielle mentioned that that was problematic, due to the secrecy issues around Board elections. Danielle suggested a couple of work arounds. It was decided we had some time so we would let Danielle try the work arounds on other HOA annual meetings 1<sup>st</sup>.

Bob addressed Rim signage. The concern was power for illumination, what was involved to get power and what solar options were available. Bob is going to look into the solar option. Thom will inspect for power options. AC power is preferred for new Rim Xmas lights. Contract for sign similar to the signage across the street (but smaller) of \$3350 has not been executed. Bob said we may incur expense in rearranging the stones where the signage will be placed. Bob has new renderings and it was agreed to go ahead and get the process started. Thom would still like to see a Rendering.

We have agreed to proceed with staining the approximately 1200' of fencing along Warm Springs (including the returns along Sky Bar & the pathway/drainage easement between 6903 & 5319 S. Boven). We had ball park \$ numbers of \$3 a linear ft, maybe less depending on scale. This equates to around \$3600. We are hoping for a completion in April. Bob had concerns of overspray and removing earth from the bottom skirt board. Bob asked for 3 bids. (I think Bob got a couple already). Thom to solicit 3 bids. Danielle had some recommendations through Irby.

## **NEW BUSSINESS**

Development Services contract renewal has been approved. Bob needs to sign contract and return to DSI.

Holiday purchases were in Budget and consisted of some additional lights according to Bob. Sam asked about Xmas lights electrical connection for the Rim side. Thom to investigate and report back.

Rim North Entrance Drainage. Bob has been in contact with ADA County on muddy water running down to HOA maintained Storm Drain on our frontage road. The road design conforms to approved plans. ADA County is willing to do some minor grade changes. Bob has indicated that ADA County has been good to work with. Bob indicted that digging a low spot on the South side of the driveway apron and installing drain rock should solve the problem for a number of years. There is no anticipated cost involved to HOA.

Gretchen suggested some sort of Music Christmas Event. Maybe sound truck DJ, High School Choir, Church Choir? Danielle suggested reaching out to the Lutheran Church on Surprise Way. Bob liked the Idea of making a donation to a Charity in the name of the Church. Gretchen to run with it.

Sam discussed what ramifications can be enforced for habitual offenders of CC&Rs. Danielle said CC&Rs can be modified with 2/3 vote of Homeowners.

One new Home Owner paid several years of HOA dues in advance (\$2400?).

Thom brought up concerns about Access to the Idaho Parks & Land Foundation property along the River. There was consensus that the HOA shouldn't get involved.

Danielle asked if checks had been mailed out. Gretchen confirmed.

Meeting Ended 7:55 pm.