



## EAST VALLEY

Community Association  
Board Meeting Minutes  
Wednesday 3-22-21  
Location: Zoom Meeting

Meeting was started at 6:02pm. Bob, Boyd, Danielle and Thom are present.

1-27-21 Meeting Minutes were approved.

Concern was voiced about a large oil spot on a driveway on E. Highland Valley Rd.

Danielle will send a letter to Homeowner after her next drive through on Thursday, 1<sup>st</sup> week of April.

### **Financials & Old Business**

Financials were sent at end of last month. Danielle felt they looked good. There were no questions.

We have 2 Homeowners who have not paid annual dues and 3 Homeowners who were making payments.

Danielle asked if we wanted to send a Demand letter to nonpayers which would cost approximately \$82 and would be assigned to their arrears. It will state HO has 15 days to pay or a Lien is filed. It was agreed to do so. Lien cost is about \$125.

Danielle has contacted ACHD & has sent info to ACHD. Bob confirmed that the Rim sign is curved. There was some concern on sign location with ACHD as to whether it is in their Right of way.

Bob confirmed that the Sign Company was to send Danielle a 50% invoice to start the project and she has not received it. Thom raised the point that the location of the proposed sign is on original plans approved by Boise City and ACHD. He suggested he provide those to the Permit person. Danielle to send Thom ACHD contact info. Thom spoke to Electrification for the signage and possible Holiday decorations. Chris from Doherty Electric came out and surveyed. He bid a cost of approx. \$4k plus for sign lighting on the South side of drive and \$3k plus for outlets for Holiday lighting on the North side of entrance. Thom did a quick survey of solar sign illumination and thought it could be purchased for \$250 to \$500 plus install depending on whether we decide on one or two lights.

Thom spoke to proposals for staining of the Warm Springs fence. Stained Right bid was \$4850. TMKK Construction (recommended by Jon Irby) was \$7700. Thom is hoping to get one more bid from Michael Yerby, Fence Painter for Element Fencing. Element Fencing recently installed the new Cedar Fencing at Spring Meadows Subdivision along E Park Center.

Bob said the two proposals he got last summer were for \$15k and \$21k.



Bob spoke to Irby about trimming bushes and tree branches away from the fence prior to Staining.

Danielle brought up the need to communicate with Homeowners prior to painting. It was agreed to send letters 2 weeks prior and a reminder a couple of days ahead of starting.

Boyd wanted to have an arrangement set up for Homeowners to be able to contract directly with who we use to do the inside portion of their fence. Bob wanted the HOA to stay at arm's length from Individual contracts.

Bob spoke to the Warm Springs drainage issue. He said he had a recent conversation with ACHD and they were going to reshape the drainage ditch with a "blade" and make the slope steeper so the muddy run off doesn't get to Storm drains & on our frontage road.

Thom expressed that he thought the solution was a culvert under the driveway. Bob had suggested this to ACHD and they responded with the "reshape solution". Bob thinks that if their "reshape solution" doesn't work, he will push for a culvert. Thom went out with a shovel once this winter and scraped the mud from the bottom of the Handicapped ramp and opened the entrance of the culvert into the creek.

Danielle thought Gretchen is getting additional bids for a solution to the Skybar/Boven irrigation problem, since Irby's bid was \$1500 or so. Thom voiced concern we were responsive to the Homeowner and Irby's solution was overkill. Danielle said Jon Irby was concerned about adequate water pressure to add additional sprinkler heads to the Homeowner's Lawn zone. Bob said he will set up a meeting with Jon Irby to clarify the proposal/solution. Danielle has responded to the Homeowner and Attorney and said we were waiting for irrigation water to be turned on.

Thom spoke to the Stark fence. Thom said there were two separate events with the fence. He braced up a post on the original problem with the promise to the Starks for a further investigation. Thom thought that possibly the fasteners were too short on the second event and he may add some screws. Thom will follow up with the Starks.

Danielle reminded us to review the Financials and Agenda for the annual meeting via Zoom which is coming up on Wednesday, March 24<sup>th</sup> at 6:30 and expressed that it would be nice if the Board members were there. She has received 13 ballots, 7 proxies to the Board & 2 proxies to a Homeowner back. No one has volunteered to be on the Board. She said we needed 42 Homeowners for a quorum. Danielle said if we don't get a quorum we can reschedule the meeting or do what we did last year, which is ignore the Bylaws??

### **New Business**

None

Meeting ended at 6:39 pm.