

EV HOA

Meeting Minutes

7-30-20

Zoom Meeting

Meeting started at 7:03. Bob, Sam, Gretchen, Boyd and Thom are logged in.

6-30-20 Meeting Minutes were approved.

Thom reported that Celine Accord, Head Planner for Boise City said we were out of luck for any support from Planning Dept. for enforcement of Developer providing Monument signage per Landscaping Plan. When I asked Ms. Accord about the document that said any amenities not installed by the time Building Permits were issued that the Developer had to bond around it. She said Boise City did not consider "Monument Signage" an amenity. Thom will contact Boise City Fire Dept. to see what their position is on requiring a Monument sign with addresses on it per their March 10, 2016 letter. None of the Board has seen addresses on Entrance Monument signage on any other Boise City Sub Division. Thom suggested the HOA Board agree on a sign design, we get pricing from a Sign Company and approach Black Rock to cut a check. We can enlist Rim Homeowners to write letters/emails etc. requesting Black Rock comply with plans approved by the City.

The HOA Board came to a general consensus that a couple of rocks with the EV logo and Rim verbiage carved into it was fine. Bob to speak to Jerry the rock guy on Monument Pricing.

Gretchen to continue with getting signage for retention ponds and icy warning for Green Belt access.

Thom spoke to Stain Lady who did some staining of the RIM fencing. She estimated \$3.00 per lineal foot per side for a 6' fence. The general opinion was the fence needed to be stained every five years on the Western Sun exposures. Less often on other exposures. Thom also met with Boise Fence Company and got some general current pricing and longevity estimates to verify Reserve Study.

The 4' high metal fencing was about \$25.00 per lineal foot, with a 35 year plus life span depending on maintenance and earth moisture exposure on metal post bases.

The 6' cedar can cost between \$30 and \$50 per lineal foot depending on amount of fence to be replaced and current Cedar lumber costs. He said the quality of the lumber on the East Valley side was superior to the Rim Side. The stain also appeared to be holding up pretty well. The longevity of the Cedar fencing was 25 years plus, with the posts and bottom rail being subject to deterioration due to earth wood contact.

The questions Thom raised was what happens if only one side of the fence is maintained and the other is not. The other question was that there's a considerable reserve for metal fencing and what metal fencing is HOA responsibility? There didn't appear to be a reserve for the hundreds of feet of short split rail Cedar fencing in the Playground area and on the Rim Green Belt access ramp.

Thom felt that at first look the Reserve account was on track to be adequately funded.

Thom felt we should seal the stucco on top of the cluster mailboxes as a maintenance item.

Thom will start measuring lineal footage of HOA fencing.

Bob made a motion that was passed on establishing HOA responsibility for structural integrity of the fencing on both sides of Warm Springs. The HOA would only be responsible for the exterior staining of the EV side and staining both sides on the Rim side.

Sam made a motion that was passed on establishing HOA responsibility for both sides of the fence at the end of Brian.

Boyd made a motion that was passed for HOA responsibility for Structural and exterior side staining on both sides of Taboo on the Highland Valley side.
Gretchen was nay.

Bob made a motion that was passed to include E Sky Bar to S Boven on both sides of E Skybar for Structural and exterior staining. Gretchen was nay.

It was suggested that the fencing that has been voted on be communicated to Home Owners.

It was agreed upon to table other fence areas for now.

Bob said he was pleased with Jon Irby interaction recently. They did a bunch of extra work at the entrance. Irby replaced a dead pine tree free of charge as well as shaped the bushes at the main entrance. Bob thinks the grass looks better. Gretchen raised the issue of Aphid infested Sumac. Bob to discuss Aphids with Irby. Everybody is in agreement to stay with Irby LC for the season.

No Parking signs were to be installed on one side of the Streets on the East Valley side. Some were removed during the construction process and maybe Homeowner removal. ACHD to reinstall No Parking signage.

Gretchen looked at Reserve Study in comparison to June Financials and acknowledged we are above required reserves by \$23k to \$24k. Cash budget is \$7k on the good side. Gretchen suggested we perform some maintenance items in the playground and covering exposed irrigation drip lines. Bob suggested it was a fall item and he has not received estimates from Irby.

The Community mini library at the park. Bob suggested HOA purchasing a weather proof cabinet.

Gretchen was concerned that we needed to spend more on maintenance and Bob wanted to upgrade LC next year. There was discussion as to when to plant and Sam felt if we renew the contract with Irby we should get a prior commitment on additional work. Sam reviewed Irby's contract and twice a season pruning and pest control are in contract. Bob to contact Irby on Bugs, Rock and future work pricing and schedule commitment.

Boyd left the meeting at 8:00.

Bob raised a concern about the 6' fence at the entrance to the Green Belt due to pedestrians and cyclists not looking for traffic prior to entering "Traffic Path". Bob suggested we shorten the fence. Thom and Gretchen want to look at the entrance fence.

Gretchen wants to contract for a new Reserve Study and will research the issue and report at the next meeting.

Sam wanted to visit the irrigation issue on the grass strips on E Skybar. Bob indicated there was not resolution to the problem. Gretchen suggested we keep it Status Quo. There was consensus but it was not voted on. HOA to water and mow it.

Bob raised the issue of the mini Library. The consensus was HOA would make a donation up to \$500, a box would be on Home Owners Property and they would maintain. It was kicked down the road and Gretchen will contact them.

Meeting was called at 8:18.