



EAST VALLEY

Community Association
Board Meeting Agenda
Wednesday, April 21 at 7:30 pm
Location: Google Meeting ID: iys-yazf-cas

The meeting was started at 7:34pm. Bob, Thom, Gretchen, Eric, and Michelle are present.

3-22-21 meeting minutes were approved.

Financials: Gretchen sent out updated statements and there were no questions. There are still 2 homeowners making installment payments.

Selection of officers

There was a selection of officers. Bob is President, Thom is Vice President, Gretchen is treasurer, Michelle is Secretary, Eric is general needs (Director). Noted that we need to get past minutes to Danielle ASAP to post. The officers were voted on and approved.

Old business

6965/6956 E Sky Bar St. Maintenance Easements, Gretchen gave an update. Boyd is going to look over the maintenance agreement. Going forward, the HOA will continue to water, and the homeowners will maintain the land. Once Boyd has had a chance to look over the agreement, then the agreement will be given to the second homeowner for approval.

Fence-Staining, Thom spoke on this. Followed up with element fencing and is still waiting on a quote from them after a month, reached out to Ryan Lancaster with Boise Wood Staining for a proposal. Currently, Thom has StainRight lined up to do the staining of the fence on Warm Springs the third week of May, to include pressure washing beforehand. It would be done before Memorial Day. Currently, the quote is \$4850. There is an additional issue with a piece of fencing on Boven that has blown down. Boyd was working on the fence issues. Gretchen mentioned that before we can go forward with Stain right that we need to examine the proposed contracts, and the board needs to vote, and we need to have a certification of insurance on file for the fence stainers before they can begin any work. Additionally, we need to send letters to the homeowners that will be affected 10 days before the work is to begin. Currently, the fence to be stained is the Warm Springs frontage, as well as the entrance fencing on Sky Bar, and the pathway and gates. Thom is going to monitor, and he will reach out to Danielle to make sure that letters are sent promptly. Bob spoke on Stark's fence, still not repaired, still to be determined the actual issue, appears to be a loose fence post and is still in process. Thom said he will handle it. Bob would like to have a subcontractor do the work to be covered properly by the HOA. Danielle is to arrange for a contractor to do the work.

It was mentioned that there is a template of the neighborhood with the homeowners on it that the committee uses as a quick reference tool, Thom to get copies to Eric and Michelle.

All agreed that the lending library is a success. All appreciate the time and work that Thom put in to see it completed. Thom needs to submit the final expenses to Gretchen ASAP.



Monument sign on the rim. Thom updated. Danielle is dealing with the county on signage. Tom is having issues getting ACHD to respond on the signage, Dave Seder will work with us on this through ACHD. It was mentioned that there might be an expensive permit that needed to be gotten if it was on ACHD Land, but it has been determined that the signage to be placed is not on ACHD land. There is a question of do we still need a permit.? Do we need a Boise city permit? Bob to send sign company info to Thom ASAP. Danielle needs info from the sign company to move forward, ASAP. We need to give sightline information on signage to ACHD.

Warm Springs drainage at the rim north exit. Thom reported that the drainage will be corrected on the rim side. Grading is going to begin next week. Sprinkler head placement might be an issue, just need to be aware in case any get broken during the grading process. The HOA is to monitor to see how effective the grading is and report back any issues to ACHD.

New Business

7132 E Sky Bar St & 6981 E Tao St. Astroturf installation

Homeowners at these addresses did not submit an application or request permission from the ACC before installation and have been sent letters to stop all work.

The board discussed Astroturf as it is not specifically called out and the CC&Rs. No hydroseed is allowed because of the issue of it possibly moving on to someone else's lawn, but regular seeding and sod are okay, need to look at CC&R's about specific verbiage about xeriscaping and what is acceptable. The ACC is to review.

Guest parking on the rim side striping and signage. There are 22 homes on the rim side. Each home can park four cars, two in the driveway two in the garage. There are nine guest spaces for the Rim. Striping and signage have been talked about in previous meetings but still have not been completed, as well as it was noted that there are now missing "no parking" signs. Thom spoke specifically about a complaint, and he will reach out to the homeowner to discuss it. Thom has already prepped for striping and he will do it soon. Eric is to help Tom.

Trail maintenance... what is our responsibility? Gretchen mentioned that Tanner might be interested in helping with this and we should reach out to him. Eric is to reach out to Danielle and Tanner. Hank Vinson and Rob Stark have significant info and Eric will touch base with them. Danielle to find out what our liability is and needs to check with the city to show who owns that property.

Upgrading bank signers. Check signers typically have been the President, Vice President, and Treasurer. Gretchen will find out if it is okay to have everyone on the board become a signer. Signatures for amounts over \$3,000 require two people on the board to sign. Bob is okay with adding signers. Gretchen moved to have all board members as signers,

All voted in agreement.

The ACC committee should typically have three members currently Bob and Gretchen are serving. Eric has volunteered as the third person to sit on the ACC.



Landscaping- Bob has the contact info text for Irby, he's very responsive to text. Email issues to Bob, and he will get messages to Irby on what needs to be updated ASAP. Eric walks the neighborhood three times a day and is excited to work with Bob on upgrading the look of our neighborhood, by making Irby accountable.

Social Committee, Amy James has been instrumental in planning prior social events, Michelle will oversee the social committee, and will reach out to Amy to find out what can be done in the COVID era of 2021.

The reserve study is going to be headed up by Gretchen, more info to come.

Lots of discussion about rock placement and when that should happen. The Rock placement on the warm spring side will be river rock one and a half to two inches round and is currently scheduled for the entrance of Warm Springs and the entrance to Sky Bar. The timeline should be that Irby will do his spring pruning, and then we should do the rock installation, and then the fence staining.

Bob made a motion to extend authorization to Tom to go forth with setting things in motion with the stain company if the quote was less than \$5000 so that we can get these things done on time. Motion passed. Bob will work with Irby to find out when the spring pruning will happen so that we can work the timeline effectively.

The next meeting is scheduled for June 2nd at 7:30pm.

The meeting was adjourned at 9:09pm.