

Streamside Homeowners Association
Member Meeting
November 1, 2022

PRESENT: Tim Delaney, Janet Gorringer, Susan Rackley, and Mike Hopwood were present. Tim Austin was absent. Development Services was represented by Shirlee Ponciano. With Tim Austin being absent the Board voted to have Janet Gorringer appointed as the interim Board Secretary.

QUORUM: Quorum was established with 33 lots represented.

CONSENT AGENDA: The Board Meeting Minutes from the July 19, 2022 and August 29, 2022 Board Meetings were read and approved.

FINANCIALS: The September 2022 Financials were reviewed.

OLD BUSINESS:

- **Bylaw and CC&R Amendments:** Packets were mailed to homeowners regarding the 2 Bylaw Amendments and 3 CC&R Amendments. Tim discussed the need to bring Streamside's governing documents in line with new Idaho Statutes that went into effect on July 1, 2022.
- **Liability Insurance Update:** Due to ongoing legal issues, the Board will not be changing insurance carriers.
- **Social Event:** Cathleen and John Wagnild volunteered to organize a social event tentatively planned for the summer. Janet Gorringer volunteered to help.
- **ACC Guideline Changes:**
 - Changes to the fencing guidelines will be tabled until the next Board Meeting, after Kim Gourley has had a chance to review.
- **Website/Newsletter Ideas:** Streamside will continue house its HOA page on the DSI website.
- **Landscape Update**
 - **Avalon Sprinkler Proposal:** After meeting with Avalon regarding the issues with the grass this year, the Board approved the installation of new sprinkler lines around the ponds. One pond will be completed in 2023 and the other pond will be completed in 2024. The total cost will be approximately \$12,000. Avalon seeded the tree rings of the removed trees at no cost. There was discussion with homeowners about consulting with a new vendor for landscaping. Geese also cause problems with the grass. Homeowners are asked not to encourage geese to be on the HOA common areas.

NEW BUSINESS:

- **Avalon Winter Sidewalk Program:** Avalon will provide snow removal services for sidewalks adjacent to the common area if there is 1" of snow or more.
- **2023 Budget and Dues Increase:** The 2023 Budget was reviewed. The Board approved an increase of Dues from \$800 per year to \$1,140 per year (from \$200 per quarter to \$285 per quarter). There will be a special assessment of \$285 assessed with the first quarter 2023 invoices. Homeowners will be notified in writing per Idaho Statute by December 1st. The last dues increase was approximately nine years ago. Tim discussed

the increased expenses and the funding of a reserve account per the Reserve Study completed by North Star Reserves.

- Ballots: Ballots were turned in and certified by the Board President and Board Secretary.
 - With a vote of 31 in favor and 1 not in favor the amendment to Article 4, Section 4.1 of the Bylaws was passed (Board member headcount)
 - With a vote of 32 in favor and 0 not in favor the amendment to Section 4.5 of the Bylaws was passed (Financial disclosures)
 - With a vote of 33 in favor and 0 not in favor the amendment to Section 5.5.1.1(a) of the CC&R's was passed (Fines)
 - With a vote of 32 in favor and 1 not in favor the amendment to Section 4.5 of the CC&R's was passed (Political signs)
 - With a vote of 33 in favor and 0 not in favor the amendment to Article 5, Section 5.9 the CC&R's was passed (Administration of the Association)

There being no further business, the meeting was adjourned at 4:40 pm.

BOARD MEETING: The next meeting will be the Annual Meeting which has been tentatively scheduled for Tuesday, March 21, 2023 at 6pm at Banbury Golf Clubhouse.