

Streamside Homeowners Association
Board Meeting
August 29, 2022

PRESENT: Tim Austin, Tim Delaney, Larry Harpe, Susan Rackley, and Michael Hopwood were present. Development Services was represented by Shirlee Ponciano.

GUESTS: Association Attorney Kim Gourley was present. Also present were homeowners Robert Minch and Lynn Canning.

NEW BUSINESS:

Homeowner Robert Minch asked Kim Gourley which entity his engagement was with. Kim stated that his contract is with the Homeowners Association and the Board Members run the HOA, so he takes direction from the Board Members, not the homeowners.

The Board reviewed the following CC&R and By-law amendments to the Streamside CC&R's:

- Riparian Area – The Board unanimously approved removing “or manicured lawns” from Article XII, Section 12.12.
- Fine – The Board unanimously approved the wording provided by the attorney to Article V, Section 5.5.1.1(a) in order to bring the CC&R's into compliance with the Idaho Homeowner's Association Act.
- Lease Restriction – after discussion, it was unanimously decided to table this amendment for further discussion and review.
- Political Signs – The Board unanimously approved the wording provided by the association attorney to Article IV, Section 4.5 to bring the CC&R's into compliance with the Idaho Homeowner's Association Act. This amendment will add the required verbiage for political signs to this section.
- Variances in Common Area – The Board unanimously approved removing “including without limitation manicured lawns” and adding “unless it is required to maintain the integrity of the Common Area to Article X, Section 10.9.
- Administration of the Association – The Board unanimously approved the wording provided by the association attorney to add Article V, Section 5.9 to bring the CC&R's into compliance with the Idaho Homeowners Association Act.
- Financial Disclosure (By-law amendment) – The Board requested that “An up to date and reconciled annual operating statement reflecting income and expenditures, and a year-end balance sheet, of the Corporation” be added to the submitted changes to Article 4, Section 4.5. It was also proposed that “and Audit” be removed from the title of Section 4.5. The board unanimously approved these changes to the By-laws.
- Number of Directors – The Board unanimously approved removing “at least” and changing the number of persons from 3 to 5 to Article4, Section 4.1 of the By-laws.

The attorney discussed the procedure for changing the CC&R's and By-laws.

- There does not need to be a meeting to discuss the changes to the CC&R's. However, there can be a meeting to educate homeowners about the changes.
- There does need to be a meeting called for voting on any changes to the By-laws.
- A cover letter, ballot and the proposed amendments will be mailed to homeowners. There is specific verbiage required in the cover letter, so Kim will review before the packet is sent to homeowners. If homeowners do not mail the ballots back, Board

Members may need to go door to door. A simple majority vote in favor of these changes is needed for them to become part of the CC&R's and By-laws.

- The amendments to the CC&R's can be recorded as one document. Amendments to the By-laws do not need to be recorded. All amendments need to be signed by the association president and secretary and notarized.

BOARD MEETING: The next Quarterly Board Meeting is scheduled for Tuesday, October 25th at 4:00 pm at a location to be determined.