



Board of Directors Meeting Agenda

January 19th, 2022 - 6:30 to 8:30 pm

Zoom Meeting

1. Roll Call / Call to order

- **Jason Porter, Jason Brown, Thomas Perkins, Michael Guerrero - 6:33pm opening of the meeting**

2. Meeting minutes

- December meeting minutes have been reviewed and approved via email and posted to the website

3. Reports:

- Report of officers – No reports today
- Reports of committees – Clubhouse Committee – Performed an update to the Clubhouse check in and check out process and list. Made clarification on some critical points that are necessary. The temperature was lowered to 65 degrees in winter and 77 degrees in summer to conserve utilities. No other reports from other committees.
- Financial report by Treasurer – Jason Brown reporting. HOA is strong going into 2022. We came in significantly under budget for 2021 and as a result \$89k was moved from the operating account into the reserve account. This has the reserve 100% funded through 2026 based upon the findings of the 2019 reserve study. After the transfer from BCPM to MGM, there were errors found in BCPM's final records. MGM had to manually correct these which results in the P&L report showing an additional \$52,920.54 for 2021. This has been captured as a correction on the updated P&L. This did not impact the Balance Sheet, which remains accurate. Will reach out to BCPM to request corrected records.
- CCR violation report – We still need drive throughs in the winter; per their contract, MGM has not been doing them during the winter months. This needs to be done more frequently and the board will request one to be done in February.
- A member of the board or representative from MGM needs to validate any complaints received from homeowners about other homeowners prior any compliance notices being sent. This requirement is in part due to a single homeowner submitting a complaint letter requesting approximately 40 letters to be sent out for violations.

4. Old Business:

- Eagle Rd update and homeowner survey – ACHD has not responded to the board or the law firm on the actions needed going forward to acquire the payment of funds for the acquisition of the property for Eagle Road expansion. Need to pursue. A survey has been developed to provide homeowners the ability to express their desires for the use of funds. This will be going out to homeowners next week.
- Santa Parade – The parade was a success with many of the homeowners participating with their families. We were fortunate that our major internet provider in the subdivision, CTC Telecom, covered a major portion of the costs and are willing to continue to be a sponsor. The event was an enjoyment for all who participated. It included a food drive that resulted in 497 lbs. of food being donated to the Idaho food bank located in Meridian.
- Print newsletter – The board included a printed newsletter with the January billing, and will do so twice a year with each billing. This was requested by some of the homeowners.

- Backflow device at clubhouse – This work has been completed and we are now in compliance with the regulations. We used the firm that provided the lowest bid and it has been inspected.
- Lawncare contracts (patio homes and common area) – The main areas of the subdivision for lawn care and maintenance will be provided by Lawn Co, our current vendor. Jason P motioned to approve the bid, Jason B seconded, unanimously approved. There were multiple bid requests that went out to vendors for the Patio Home maintenance. Only three of the eight solicited vendors provided bids, and one of the received bids was exorbitant. The lowest bid after negotiations was \$450 per home from Lawn Co, which is higher than previous years. The board will discuss the situation with the patio home committee.

5. New Business:

- Insurance renewals – At this time the insurance premium is \$1,324 for 3 years. It increases to \$1,614 with some additional workplace coverage. This covers liability for the HOA board. Jason Porter motioned to approve, Tom Perkins seconded. This was unanimously approved by the board.
- Speeding in subdivision – It was brought to our attention that there is excessive speeding coming out of the roundabout on Zaldia. It was discussed that there are several other areas that have the same issue. These include Montague, Rome near Sienna, and several other areas. Jalene has spoken to the commissioner, but he stated we need to get agreement from the mayor for any changes or additions of signs, etc. Jalene, a homeowner, is awaiting a call back from the mayor’s office. There was consensus that we need to look at options. Will remain on agenda for next month’s board meeting. Items discussed were speed bumps, new signs, a traffic speed notification automated sign.
- Common area damage from icy roads – Several places were hit during the icy road event, the management company is working to get them repaired and seek restitution for damages.
- Storage unit/onsite storage – Storage unit was rented on Eagle Road for Halloween and Christmas decorations. Looking to build an on-site storage unit, potentially at the Tuscan Village parking lot.
- Clubhouse repairs – Front door was sticking but has now been repaired and automatically latches. Fireplace is not working. Our handyman has been asked to look at it to see what is needed to fix it. There is some minor damage on a wall, the handyman will be asked to touch this up.

6. Homeowner Forum: (maximum of 30 minutes)

- This time is set aside for homeowner comments to be considered for future board action. Chat will not be active so please use the Zoom “raise hand” function to comment or ask a question. Individuals may be limited on time to allow other participants an opportunity.
- Concern was expressed about the budget set for special events. It was \$4000 last year but now raised to \$7000 without any indication for what events have been planned. We will add a question to the survey going out to the homeowners to gain their feedback on the types of special events they would like to see. Even with this increase, the HOA dues have not increased and we have sufficient funds in reserve to handle any issues.
- No other items were discussed in this board meeting.

7. Executive Session:

- Discussion of accounts receivable
- Discussion on pending legal matters

8. Schedule Next Meeting Date: February 16th at 6:30 PM

9. Adjourn: 8:35 PM