

# minutes

January 2014 [Unscheduled] Board Meeting		
Date: 01.07.2014	Start Time: 06:32 P End Time: 08:57P	Location: 1728 E Summerridge Drive Meridian, Id 83646
Meeting called by	Jason Knorpp	
Type of meeting	Unscheduled Board Meeting	
Attendees	Allen Mair, Eric Jurgensen, Hal Chapman, Larry Lipschultz, Jason Knorpp, Sheryl Bishop   Guest: Tim Blood	
Regrets	N/A	

Minutes Approval		
5 Minutes	Sheryl Bishop	
Discussion	The December minutes are accurate.	
Conclusions	Hal Chapman moved to approve the Minutes; Allen Mair seconded the motion. No discussion. The motion passed.	
Action Items	Person Responsible	Deadline
N/A	N/A	N/A

Reports		
20 Minutes	Budget, Architecture Review, Communications	
Budget	<ul style="list-style-type: none"> <li>See report for December 17<sup>th</sup> Board meeting regarding financial summary</li> <li>Question was raised about the Cullum balance of \$352.04 (from Dec 17<sup>th</sup> report)</li> </ul>	
Action Items	Person Responsible	Deadline
1. Follow up on Cullum balance of \$352.04	Not assigned	Open
A/R	<ul style="list-style-type: none"> <li>Vinyl siding for Chuck Lawrence was approved (via email) because the materials selected were in keeping with the style and quality expected. As well, the covenants do not restrict vinyl house siding as was previously thought by the majority of the Board.</li> </ul>	
Action Items	Person Responsible	Deadline
1. N/A	N/A	N/A
Communications	<ul style="list-style-type: none"> <li>January eBlast: 25 MPH reminder, move trash cans off sidewalk, remove unsolicited papers, President's letter, ask for more Board Members</li> </ul>	
Action Items	Person Responsible	Deadline
1. Distribute eBlast	Sheryl Bishop	Jan 2014

Special Topics	
120 Minutes	Sheryl Bishop
Alloway Bid	<ul style="list-style-type: none"> <li>The sign light at Locust Grove and Summerheights is not working; Complete requested a bid to repair or replace the light. Alloway gave us a bid of \$367 to replace the light with an LED option. Sheryl Bishop called for a motion to approve the cost.</li> <li>Jason Knorpp moved to approve the \$367 bid and Allen Mair seconded. No discussion. The motion passed.</li> </ul>
Water Rights	<ul style="list-style-type: none"> <li>Jeremy Evans (Vial Fotheringham attorney) spoke with IDWR regarding the status of the water rights for Summerfield vs. the developer D.L. Voight. In summary, although the licenses are in the name of D.L. Voight, the rights themselves passed to each homeowner when they purchased title, unless their deed excludes those rights. W/o seeing each deed it's difficult to confirm, but Jeremy suspects each owner owns their own shares.</li> <li>Solution: Jeremy Evans suggests the HOA Board instruct him to have IDWR change the contact information from D.L. Voight to Jeremy Evans (Vial Fotheringham), so any information that is distributed from IDWR will be forwarded to the HOA Board in a timely manner – now, all communications go to D.L. Voight (office is in eastern Idaho). Sheryl Bishop called for a motion to approve the Jeremy's suggestion.</li> <li>Jason Knorpp moved to approve Jeremy's suggestion to change contact information and Larry Lipschultz seconded. No discussion. The motion passed.</li> </ul>
2014 Budget	<ul style="list-style-type: none"> <li>Discussion regarding approval for a 5% increase based on new pump purchase; Jason Knorpp questioned the money allocated to a new pump purchase, stating he felt the bids submitted by Caron Pump were separate bids for different purchase options. Sheryl Bishop will follow up with Frank Englebrecht (Caron)_to confirm the actual cost for upgrading a submersible to an above ground turbine pump option.</li> <li>Sheryl Bishop asked for a motion to approve the 2014 proposed budget recognizing the pump allocation will be confirmed.</li> <li>Eric Jurgensen moved to approve the proposed 2014 budget with the requirement the pump allocation be confirmed and Allen Mair seconded. Discussion: Larry commented the amended budget could be emailed for approval. No further discussion. The motion passed.</li> </ul>
2014 Annual Mailer	<ul style="list-style-type: none"> <li>Sheryl Bishop offered the following items be included in the annual mailer: P&amp;L and Balance Sheet from Brian Wall (CPA), Homeowner's Dues Invoice, Annual Meeting Notification with Proxy, Agenda, Watering Schedule, 2014 Budget and President's Letter. No vote required – no discussion or changes offered for the mailer.</li> </ul>
Treasurer Position	<ul style="list-style-type: none"> <li>Per Article V, Section 5 of the Bylaws, Sheryl Bishop nominated Larry Lipschultz to become an Assistant Treasurer (Pro Tem) to replace Don Miller as Treasurer.</li> <li>Larry Lipschultz accepted the nomination. Sheryl Bishop called for a motion to approve the nomination.</li> </ul>

	<ul style="list-style-type: none"> <li>• Hal Chapman moved to accept the nomination and Eric Jurgensen seconded. No discussion. The motion passed.</li> </ul>
Lawn Care RFP Status	<ul style="list-style-type: none"> <li>• Sheryl Bishop reported the RFP process is on track; the Board should be able to have a vendor in place by January 27<sup>th</sup> per the RFP schedule.</li> </ul>
Prop Mgmt RFP Status	<ul style="list-style-type: none"> <li>• Sheryl Bishop reported the RFP will be delivered for Board review on or before January 9<sup>th</sup>; the Board should be able to have a vendor in place by January 27<sup>th</sup> per the RFP schedule.</li> </ul>
Covenant Changes	<ul style="list-style-type: none"> <li>• Jeremy Evans has estimated the cost to review the Covenants, with particular attention to the changes Jason Knorpp has asked for: Covenant change to stipulate Board spending within a specified % of the budget, Covenant change requiring any Board members having access to HOA funds needing 2 signatures on checks and Covenant change requiring Board approval for any contracts signed. The estimated cost is \$300. Sheryl Bishop called for a motion to approve the cost.</li> <li>• Allen moved to approve the cost and Eric Jurgensen seconded. No discussion. The motion passed.</li> </ul>
Miscellaneous	<ul style="list-style-type: none"> <li>• Jason Knorpp tendered his resignation. The Board encouraged Jason to stay on, offering that differing opinions are welcomed and necessary for healthy dialogue. Jason declined. The Board accepted the resignation.</li> <li>• Hal Chapman notified the Board he is moving out of the subdivision in May/June and will not be able to fulfill his 3-yr commitment on the Board. He will tender his resignation effective the annual HOA meeting.</li> </ul>
Adjourn	<ul style="list-style-type: none"> <li>• Sheryl Bishop called for a motion to adjourn the meeting. Larry Lipschultz moved to adjourn and Hal Chapman seconded. No discussion. The motion passed.</li> </ul>

#### Next Meeting – 6:30P to 8:00P

January 20 <sup>th</sup>	1728 E Summerridge Drive
Topics	<ul style="list-style-type: none"> <li>• Discuss Board Resolution to change bank account management</li> <li>• Lawn care RFP Response Review</li> <li>• Property management RFP Response Review</li> </ul>

#### Follow-up Meeting – 6:30P to 8:00P

January 23 <sup>rd</sup>	1728 E Summerridge Drive
Topics	<ul style="list-style-type: none"> <li>• Sign Board Resolution to change bank account management</li> <li>• Lawn care RFP Response Review/Final Approval</li> <li>• Property management RFP Response Review/Final Approval</li> <li>• Change 2014 Budget to keep dues at \$250 (no increase)</li> </ul>