

## River Meadows HOA Annual Meeting 10am 9/11/2021 Driggs City Pavilion

Attending: Jeannie & John Tobias, John Parisee, Stan Cominsky, Tom Westgard, Lina Marquis, John & Macailia Bell, Deb Taylor, Mike Neumann, John Hoogestraat, Jansen Gunderson, Barbara Zimmer, Ashley Egan, Shelly Perkins and Thom & Mary Heller

In addition, proxies from 23 additional owners not attending. See spread sheet.

Moment of silence for Ray Magrath, Carolann Safiran, and 9/11 victims

### A. Budget: Thom Heller

1. Reviewed proposed budget that was emailed out to all owners.
2. Discussion of generator for pumps to avoid having to pump vault in power failures. Have verbal agreement with pump company to pump vault, too many unknowns with arrangement.
3. Possible increased sewer cost in the future depending on Driggs facility upgrades.
4. Snow removal average \$6000-6500 a winter.
5. Landscape mowing costs, noxious/obnoxious weed spraying. Difficulty finding contractors early on. Several owners expressed desire for spraying of all weeds plus mowing. Fire concerns. Lina would like to see all common area irrigated.
6. Water system. Our water is provided by Valley Vista per an agreement. Actually, cost wise the agreement is good deal with fixed prices for water over time. No plans at this time for our own well system due to costs. Establishing and maintenance and well monitoring is very costly. We do still own the water rights. Not grant eligible, though there may be some loan options for a system. Previous cost estimates for a single well and treatment system was \$225,000 three years ago.
7. Water meters: Cost of installation variable due to different plumbing in homes. Several homes with bent and damaged shut offs and riser pipes. Need to consider meters for common area to adequately account for all our water use from Valley Vista and monitor for leaks. HOA provided meters at our cost for existing homes and homes under construction are required to purchase and install the same meter for all homes being built. Meter company is not going to discontinue meter or reader at this time and any future meter or reader changes will still be compatible with upgrade of software.
8. Water irrigation rights. Lot owners need to sign over their 1/80<sup>th</sup> water share to HOA so that the irrigation right can be placed in the Association's name. Water is used for irrigation of the pasture. Was not done by developer. Is in name of previous pasture owner.
9. Discussion of impact of builders on common areas and need for effective enforcement of CC&Rs.
10. Income: Approximately \$150,000 by end of 2022. Expenses: \$130,000. Budget does not include CPI increase on January 1, 2022. Still \$6500 in outstanding dues. No new homes proposed, so calculation does not include any new homes.

### B. Roads: John Parisee

1. Have discussed with Teton Tar – Chris Hall.
2. Complete road repairs would require a special assessment.
3. Consider doing phased approach with short sections at a time starting with entrances and intersections (concern voiced about continued construction).
4. John to follow-up with Chris if can be done this year. There is \$10,000 in budget for it still this year.

### C. Pasture/Weeds: Mike Neumann

1. Tax advantage for grazing. Saves us \$10-15,000 a year.
2. Going forward with grazing management plan.

3. Early this year Crowfoot was approached with grazing early and late but changed their minds so ended up with rancher from St Anthony. Not diligent but does pay his lease fee.
4. Pasture has improved with controlled grazing. Fair to good condition; rain arrived at the ideal time this summer or reevaluation would have been needed.
5. Formal pasture eval next spring.
6. Looking to harrow pasture this fall.
7. Noxious Weeds. Only treated for noxious weeds in open space and some lots. Some contractor issues. Recommend HOA perform abatement of weeds on all empty lots for weed control and bill owners.

D. Consumer Price Index: Jansen Gunderson

1. In 2006 HOA fee was \$23, 2018 was \$40 and raised to \$43.55 in July of 2021. In January will be raised to \$47.10 plus the CPI for 2021.
2. Will be reassessed yearly after that in conjunction with CPI.
3. With the help of Marlo Demoss a 5 year budget plan was established this past year. Plan anticipated the construction of 3 new homes.

E. Future plans: Jansen Gunderson

1. Generator for the sewer pumps in the event of a power outage is priority. Anticipated a \$30,000 cost.
2. Road as noted above.
3. Water system. Our own system not feasible at this time as discussed above.

F. Enforcement challenges: John Hoogestraat

1. Different interpretations and conflicting wording in CC&Rs.
2. In past attorneys have offered different conflicting opinions on some parts of the CC&Rs.
3. Still have been unable to get enough votes to change the percentage needed to lower the threshold to make changes in the document from 75% to 65%.
4. Be aware of impact on neighbors.
5. Current CC&Rs do not have a fine schedule in them, and Idaho law does not allow fines unless explicitly noted in CC&Rs.
6. Discussion of pros/cons of hiring a property management company. No one wants to be neighborhood police.

Board Elections:

Nominated: Brad Olnhausem. Jansen/Mike

John Hoogestraat. John P/ Jansen

Deb Taylor. Mike/Lina

Mike Newmann. Jansen/Lina

John Bell – declined

Shelly Perkins. John H/ Mike

Thom Heller – declined unless we did not have 5 members

Vote: Mike Neumann 29

John Hoogestraat 29

Brad Olnhausen 29

Shelly Perkins 29

Deb Taylor 25

Thom Heller 3