

VALLIN COURTS HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING MINUTES

The meeting was called to order at 7:07 P.M. Wednesday, June 29, 2016 at Meridian City Hall, Meridian, Idaho. The Vice President and Meeting Chairman, Charlie Sobolewski, announced that the first order of business was the calling of the roll and certifying of proxies. Upon completion, it was announced that 25 units were represented; 20 units in person and 5 units by proxy. The Meeting Chairman announced that a quorum of the 82 members for the Annual Meeting was 25% or 21 members and declared that a quorum was present.

Charlie next presented the Affidavit for Proof of Meeting Notice, mailed on June 24, 2016. The next order of business was appointment of a meeting clerk. Barbara Wayne moved to appoint Peggy Johnson as meeting clerk; Eva Bailey 2nd; PASSED by voice. Charlie stated that the next item of business was the reading of the minutes from the 2015 Annual Meeting. Eva Bailey moved that the reading of the minutes be waived and the minutes be approved; 2nd by Electa Birrer; PASSED by voice. Next Charlie presented the Meeting Agenda. Joyce Adams moved to accept the Meeting Agenda; 2nd by Eva Bailey; passed by voice.

Next was the presentation of the Treasurer's report of financial statements and budgets. Charlie presented the 2015 Income Statement, the 2015 Budget -vs- Actual and the 2016 Proposed Budget.

- Charlie reported that the Operating Account as of December 31, 2015 was \$9196.27. The Reserve Account balance was \$7271.13.
- Charlie reported that Trish and Peggy had completed their audit of the books from 2006 when the subdivision began through December 2015. This process took place over an 18 month period and in the future, will be performed annually after year end. They were able to determine that the balance in the operating account as of yearend consists of common area funds in the amount of \$5160.33 and patio home funds of \$4035.94.
- The board reminded everyone that the books are open for anyone to review at any time; just call a board member to make an appointment.
- Barbara Wayne moved to approve the financial reports. Eva Bailey 2nd. PASSED with a show of hands.

The next order of business was the Common Area and Patio Homes Maintenance.

- Charlie reminded everyone that Saul is in the subdivision while the crew is working and would be happy to talk to the homeowners at any time. He also stated that we have retained Mountain View Spraying again to perform all chemical applications this year due to their expertise in the field.
- Everyone agreed that the common areas are looking very good this year and they are happy with the work that is being done.

The next order of business was the discussion of the new amendment mandated by Idaho State Law regarding procedures for charging fines.

- Charlie reminded everyone that when this was first discussed at the 2015 Annual Meeting it was passed unanimously by show of hands (20 members present and 5 by proxy) to adopt the amendment to ensure that our procedures for charging fines are in compliance with the new Idaho State Law.
- Charlie reported that we received no response from ballots mailed to homeowners that do not live in the subdivision so the Board members went door to door until we had received an additional 37 votes, giving us 62 votes (75% of 82 lots).

Another item from the 2015 Annual Meeting was the Nextdoor App that was discussed by Ken Corder of the Meridian Police Department at the beginning of the meeting. After attempting to download and run the app, the Board decided that it is too complicated to use. However, if anyone is interested in it they can check with the City of Meridian.

The other item the Board was going to research from the 2015 meeting was the question of subdividing the property in the Gazebo common area and selling the lots to increase the amount of money in our operating and reserve accounts.

- Charlie reported that after researching the possibility of doing this it was determined that it was not feasible for the following reasons:
 - we (Vallin Courts) would have to receive permission from Planning and Zoning to proceed with subdividing common area into lots

- we would have to pay for the area to be surveyed
- we would have to move 3 main irrigation lines and 1 main drain
- we would have to install water, sewer and irrigation
- the HOA cannot afford the above expenses, especially when it is entirely possible that the lots could remain unsold for years

At this time the meeting was then turned over to “Open Forum”:

- Rodney Sharp asked about the Reserve Account and if we were keeping a sufficient balance in it. Discussion turned to what would happen if the main irrigation pump failed and how much it would cost to replace it. Rodney also asked if we can carry insurance on the pump. The board will research these issues and report them in a newsletter.
- Next Rodney asked about the two lots at the end of Vallin. Charlie reported that the specs for the house that is being built went through the ACC. It is going to be a 3 bedroom home. As far as we know, there are no plans for building on the other lot at this time.
- Electa Birrer asked if we can do anything about the cars being parked at the end of Ridgebury. LPM can send violation notices if they know who owns the vehicles but the most effective method is for multiple homeowners to call Meridian Code Enforcement and let them come out and tag the vehicles.
- Charlie Birrer asked how often perimeter homeowners are required to mow their lawns. It is now specified in the CC&Rs; however, they are required to maintain a neat and tidy yard. If not, violation notices are sent out by LPM.
- Barbara Wayne asked about the Vallin Courts website. Charlie reported we had closed the website because the server was down for several months. We are trying to get the \$250 annual fee that we paid. Brandon has set up a group facebook page that is free. Instructions for accessing the facebook page will be included in a newsletter.
- Rodney asked about the possibility of removing the bridge that crosses the canal at the far SW corner of the walking path. Charlie responded that the 'bridge' does not belong to Vallin Courts.
- This turned to a discussion of the damage the tree roots are doing to the walking path. Charlie explained that we are going to move the gate east and then remove the damaged area of the path. Next spring we will plant more shrubs in that area. When Charlie starts removing the walking path, any volunteers will be greatly appreciated.

There being no further business and upon a motion made by Eva Bailey, seconded by Electa Birrer and unanimously CARRIED by voice, Meeting Chairman Brandon Curtiss stated that the meeting was adjourned at 8:45 P.M.

Peggy Johnson, Secretary