

DUQUETTE PINES HOMEOWNER'S ASSOCIATION
BOARD MEETING

Boise Basin Library, Idaho City
November 7th, 2016

The meeting was opened at 7:04 pm by Lisa B.

Meeting Structure: Lisa B. stated that discussions would be limited to what is on the agenda and that after each subject is discussed by the Board, there will be an opportunity for residents to ask questions about it. Jill and Sal Manzo, Roy Doan and Jon Long Sr. started yelling about not having an open forum for residents to speak their mind, resulting in quite a spectacle and Jill calling Lisa a "bitch" several times. The Board ignored this disruptive behavior and moved forward with business.

Attendance: Lisa B., Kurt, Melissa, Donna, Dee and Lisa K.

Property owners - Jon & Diane Long, Jim White, Sal & Jill Manzo, Deb Zaspel, Karter Thompson, Paul Head, Roy Doan, Lisa & Scott Jackson, Randy Bates and Roger Randolph.

Approve Oct. 25th meeting minutes: Melissa motioned to approve the minutes. Kurt seconded, all ayes.

Financials-Lisa Kindelberger:

- Financial information for November 2016 was presented and checks were signed. Kurt motioned to approve the financials. Melissa seconded, all ayes.
- Transfer/set-up fee – There was discussion about charging this type of fee to new property owners or their mortgage company's inquiries. Lisa K. stated that most of the requests she receives have this fee option listed on them. The Board discussed having a \$25 fee but will do some research and vote on it in December. Kurt will gather information and report back.
- Cancel CC – There was discussion on needing to cancel the credit card or to put it in someone else's name. The Board will discuss further next month when we will hopefully have a new maintenance person.
- Delinquent accounts – A handout was given to the Board as to who is behind on their association fees. A property owner that has a past due account stated that he never received any letters that were sent to him. Lisa K. stated that we never received any mail back. Lisa K. stated there are 12 people on the "past due" list. None of them have been sent letters but have been sent billings. The Board is asking if there is a policy in place for when letters are to be sent and when to do liens. Dee will check and report back to the Board.

Maintenance Report-Lisa Burt:

- Maintenance person needed – The Board has placed an ad on the Duquette Pines Facebook page and posted it at the gate. It will soon to be on the website.
- Hanzel's – Lisa B. stated that Gardner's did the work and she stated that the owner did not want to do the repair on their portion of the water leak so Duquette Pines did their portion, which was to cover the valve.
- Shed work – Lisa B. stated that Gardner's had moved dirt back away from the shed so the water could be routed away from the building. Dee & Lisa B. did some interior cleaning and organizing of the shed. The dirt berm will be mostly removed and spread out around the area and some spec gravel will be brought in for around the entrance area. The jersey rails will be moved to the side by the curve. Lisa B. stated that tin could be put on the lower part of the shed to curtail further deterioration of the wood as there are gaping holes. Karter Thompson stated to possibly use hardwood and Kurt will check on what the price of board & batten is to see if it would be feasible. Jon Long suggested that the boards can be made to look old by using a vinegar mix. Donna motioned to temporarily fix the shed until spring and then we can do more. Melissa seconded, all ayes.

- Gate back-up battery – This was approved at the previous meeting. Lisa checked with Overhead Door but they are too expensive. She checked another place which was \$882 and she is waiting on High Ground Electric for a quote. Jon Long stated that a new gate mechanism (power box) would cost around \$2200.
- Electrical upgrade report – Lisa stated that this has been completed.

Old Business:

- Board Alternates – There are still two positions to fill. Lisa B. spoke about the appointment/election of positions for the current Board. Lisa B. spoke about the Bylaws and that we had adhered to the procedure that was in the Bylaws. Paul Head stated that all the bickering sounds like a personal grudge and went on to say that when this is in the minutes, hopefully that all will be ok about this in the future. Dee will add the emails to the minutes... This is for clarification and documentation of the appointments of the newest board members. The original board members, for the current Board, were Dee Woodstrom, Lisa Burt, Roy Doan, Russ Taylor and Diane Cowles. Russ, Roy and Diane resigned. Donna Bates was brought from an alternate to a full board member because she was next in line and would have been an alternate had members not resigned. We had three active board members and then were diligently seeking two more people to fill the positions. Michelle Garcia and Brent Adamson were next on the list. They were both contacted and they declined. The approval of the newest board members were done via email as shown below.

New Board member

September
10, 2016
3:45 PM

From: DAVE LISA BURT
To: djwbusy
Cc: kdsund; idahodream

I got an eye from Donna. She said someone has been telling her that we have to do another election. I let her know that information is false. I'll let Melissa know. Hopefully she can make it to the meeting.

Lisa

From: DAVE LISA BURT
Sent: Saturday, September 10, 2016 8:28:39 AM
To: Dee Woodstrom
Cc: kdsund@gmail.com; idahodream@yahoo.com
Subject: Re: New Board member

Yes, I did get it.

From: Dee Woodstrom <djwbusy@q.com>
Sent: Saturday, September 10, 2016 8:09:27 AM
To: DAVE LISA BURT
Cc: kdsund@gmail.com; idahodream@yahoo.com
Subject: Re: New Board member

Lisa,
I hope you have gotten my email saying "Aye", we need to have a full board and it would be great to have it before the meeting on Monday.

From: DAVE LISA BURT
Sent: Thursday, September 8, 2016 11:42 AM
To: Dee Woodstrom; idahodream@yahoo.com; kdsund@gmail.com
Subject: New Board member

Good Morning,

I have found a candidate to fill our Board vacancy. Melissa Head lives on Deer Dr. and has no apparent CCR violations. She resides in Duquette full time and seems eager to be involved. All in favor say "aye." I say aye.
Thanks,
Lisa

From: DAVE LISA BURT
Sent: Sunday, August 28, 2016 2:07:06 PM
To: Dee Woodstrom; kdsund@gmail.com
Cc: idahodream@yahoo.com
Subject: Re: New Board member

I just spoke to Donna and she's an "aye" too! It's official, Kurt, welcome aboard!

Lisa

From: Dee Woodstrom <djwbusy@q.com>
Sent: Saturday, August 27, 2016 2:29:22 PM
To: DAVE LISA BURT
Cc: idahodream@yahoo.com
Subject: Re: New Board member

Aye, I agree.

From: "DAVE LISA BURT" <THEBURTHOUSE@msn.com>
To: "Dee Woodstrom" <djwbusy@q.com>, idahodream@yahoo.com
Sent: Saturday, August 27, 2016 9:29:02 AM
Subject: New Board member

Hello,

Kurt Sundquist is willing to serve and fill the vacancy of Russ Taylor's position. If you are in agreement with this, please email back with an Aye. I say aye.

Thank you,

Lisa

- Volunteer Day – All went well and there was a lot of work done at the shed.
- Newsletter – Lisa B. asked if people had received their newsletter. We will try to have another newsletter early next year.
- Water rights coverage report – Lisa B. stated that the previous Board had this reviewed. There were 67 original water rights, which were not enough to cover all lots in Duquette Pines that use community water. We will have all lots covered (excluding those that are required to have their own well or were not part of the coverage) with the addition of the new application for water rights.

New Business:

- Water hook-up fee – Lisa B. suggested to raise the fee from \$400 to \$600 especially if there would be 26 future connections. The fees have not been raised in over 10 years. Dee motioned to increase the fee to \$500 since this hasn't happened in over 10 years and that \$100 is a nominal increase for the hook up fee. Melissa seconded, all ayes.
- Ray Teeter-Website payment options – Ray was not in attendance. Kurt stated that there are a few options for this. It will be discussed at a future meeting.
- Paul Head-Division 3 CC&R's amendment – Paul stated that he collected signatures in his division. 87% of the property owners were "for" allowing small animals such as rabbits, goats and chickens in that division. Lisa B. stated that a ballot will be drafted for Division #3 and that that division will need 75% of the vote to approve the amendment to the CCR's. Melissa motioned to move forward with the ballot. Kurt seconded, all ayes.
- Resident complaint – The Board received a complaint from Brenda Wood on Meadow Drive. Her septic system is on the other side of the road (Meadow Drive) and the pipe was broken by equipment and she stated that she thought Gardner's had done this. Lisa B. is waiting to hear from Gardner's, after they assess the damage, as to if they caused the breakage or not.
- Stubblefield/Willis Way – Lisa B. stated that the trailer and garbage is still in the cul-de-sac. She was told that the trailer would be removed by November 8th. Lisa B., as a homeowner, filed a complaint with the Boise County Solid Waste Department and has been referred to the Sheriff. Roy stated that he has dealt with this while on the previous Board and asked if the Board can stop maintaining the road even though he is paying the fees? Roy suggested that we contact our attorney to make sure the property owner can't sue the HOA if we stop road maintenance. Jill stated that if something is blocking the roadway then it shouldn't be cleared of snow. Donna motioned to send a letter with a deadline date, certified, and that we are contacting the County, Sheriff and Fire Department on this issue. Dee seconded, all ayes. Lisa B. will talk to the Sheriff about filing a complaint as the Board vs personal.
- Erbe-Carport/Temporary shelter (what to be used for?) – The Erbe's were not in attendance.

Lisa B. decided to answer some questions from the disgruntled residents in attendance. Roy Doan wanted to know if the situation with Ray Teeter thinking he owned the land that the wells are on had been resolved. Lisa B. stated that Ray had been shown the boundary pins and it was clarified for him that Duquette Pines owns the wells.

There was concern if there will be enough water if more people build and use the community wells. Lisa B. answered that we don't really know right now and it will probably depend, mostly, on whether they are full-time residents or not.

Jon Long asked that the Road Contract be posted to the website. He was told that wasn't an option and that if he would like a copy, he could request one from Lisa K.

Jon Long wanted a total cost on electrical upgrades at the wells, past and future. Lisa B. stated that the full costs have not come in yet and that we could possibly have a total at the next meeting.

Lisa B. reiterated that if a property owner has a question or concern, they need to email the Board. If you have an issue that requires a decision made by the Board, you can email the Board to request agenda time. The kind of unprofessional behavior, exhibited by some of the residents in attendance, will not be tolerated at future Board meetings.

Adjournment – Lisa B. adjourned the meeting.

Respectfully submitted by Dee Woodstrom