

DUQUETTE PINES HOMEOWNER'S ASSOCIATION  
BOARD MEETING

Boise Basin Library, Idaho City  
September 12<sup>th</sup>, 2016

Attendees: Lisa Burt, Kurt Sunquist, Dee Woodstrom, Donna Bates, Melissa Head, Lisa Kindleberger and Clint Watson.

Others in attendance: Sal & Jill Manzo, Scott Woodstrom, Dave Burt, Julie Randolph, Cindy Watson, Jon & Diane Long, Melissa's husband?(guy with big hat), Blond hair woman & man with her (is that Ray Teeter?) (property by the wells near Doan's). Who have I missed? Who came in with Donna (older man w/glasses)?

Lisa B. called meeting to order at 6:02 pm.

Meeting structure: Lisa B. spoke to everyone in attendance concerning how the meetings, with the new Board, will work. The main point was that the Board is holding meetings to address the management of the HOA. Lisa also stated that if anyone has a subject they would like to discuss, they would need to contact the Board and get on a future agenda.

Introduce new Board members: Lisa B. introduced the new Board and spoke about the circumstances around the appointments of new members. Because of the resignation of three Board members (2 past members and 1 newly elected member), the next election candidate took Diane's position. The other election candidates were contacted and declined so the new Board was left with the task of finding people to fill the positions until next July when there will be another election as Donna, Kurt and Melissa are filling vacated positions. Jon Long told Lisa that the new members were not elected, that there should be another election and he then asked Lisa where, in the Bylaws, does it state how the two newest members were appointed by the current Board. Lisa stated that the Board was going by the information in the Bylaws and that this subject would not be further discussed at **this** meeting. Lisa told Jon that if he wanted to discuss this, he would need to get on the next agenda to present his information.

Looking for alternates: Lisa B. stated that we are still looking for two alternates and if anyone is interested, to contact her or any Board member.

Water report: Brent Adamson gave a history report concerning the water system. Brent presented bills for reimbursement and stated that education (mileage, hotel costs and supplies for the class) is the majority of the cost for maintaining his certification as the Water Master for Duquette Pines. Dee motioned for Brent to be reimbursed for all normal expenses incurred from furthering education and costs of being the Water Master. Melissa seconded. All ayes.

Brent spoke about the more "indepth" testing that is done every 9 years.

Brent stated that DPHOA is on a modified approval for the well with arsenic levels over the "safe" limit per DEQ. If there is ever a fire in DP though, this well should be turned on for usage and that a notice would need to go out to all homeowners if we have to turn

on that well. Brent spoke about, in the instance of ever having to use the arsenic well, a distiller treatment could be available for each household.

A homeowner asked if the water testing results could be posted on the website. Lisa B. stated that the results will be put on the website when available.

Brent further stated that the water tests are done monthly but he would not be presenting the information every month. He stated he would forward the results to the Board for their review.

Lisa B. asked Brent if he would be willing to train another person to be a Water Master. Brent agreed that this would be a good idea and stated that they need to go through the testing.

Financials: Lisa Kindelberger gave handouts of the financial reports. Lisa K. asked that some of the unpaid dues property owners' names be taken off the web page as they have paid their bills in full.

Maffly reimbursement - Lisa K. stated she has not received or heard anything from Mr. Maffly.

Bill pay complaint/policy - Lisa B. spoke about inquires received concerning options on how property owners would like to be able to pay their dues/fees. The Board will look into options. Ray Teeter offered to research this and report back in November.

Lisa K. presented checks, to be signed, for payments. Donna motioned to approve the financials and checks. Kurt seconded. All ayes.

Maintenance report: Clint Watson gave updates on the following -

Power/meters – power has all been changed over to the homeowners via separate meters for the pumps near Doan's property. Clint stated that the current control panel, for the water pumps of all divisions, needs to be replaced mostly because of the age and inefficiency of the equipment. The Board discussed having a deadline of October 1<sup>st</sup> for the three homeowners to change the power, for their meters, into their names (Bailey, Garcia and Glass). Kurt motioned to contact the Bailey's, Garcia's and Glass's to let them know they have a deadline for having the power switched over into their names. Donna seconded. All ayes.

Water leak – The leak was in the area of Meadow Drive and Chipmunk Drive. The Board discussed who is liable for the cost of repairing the leak. The homeowner will be notified about the extent of the leak and that the cost of repairs will be paid by Duquette Pines HOA but going forward, the homeowner will be responsible for any repairs.

Equipment Contract – Clint was given a contract for the use of his personal equipment for work done within the divisions. He will review, make changes if needed and it will be discuss at the next meeting.

Ray Teeter stated that the wells (by Doan's property) are possibly on his property. Clint stated he would research further and bring the information to the November meeting for discussion.

Old Business:

Approve July minutes – Dee motioned to approve the July minutes. Lisa B. seconded.

Lisa B., Dee and Donna ayed, motion passed. Kurt and Melissa abstained from voting as they were not at that meeting.

New Business:

Fence discussion – Lisa B. stated that it was brought to her attention that the Erbe’s fence was not approved by the previous board. The Board decided that a member should contact the property owner. Kurt stated he will talk to them about the future of the fencing.

Board member duties:

Website – Kurt stated he will take on this task as he is very familiar with working with websites.

Water Master trainee – Melissa stated she will take this on as she has knowledge of water resources and their workings.

Road Maintenance Bids – Lisa B. stated the advertisement is in the newspaper.

Deadline/meeting – Lisa B. stated that the Board should have a meeting September 26<sup>th</sup> to open, review and select who will receive the contract as the current contract is done on October 1<sup>st</sup>. All Board members agreed.

There was discussion of having the Board meetings at 7 pm instead of 6 pm. Kurt motioned to change the time of the Board meetings to 7 pm. Lisa B. seconded. All ayes.

October ditch pulling/map – Lisa B. stated that it would be a good idea to get this done in the fall instead of the spring so that we are better prepared for spring runoff. Clint gave her a map and she will designate the areas that will need to be worked.

Newsletter – Lisa B. asked that each Board member pick a topic to write about and that this newsletter will go out within the next month or two. Each Board member will write a short biography on themselves. Clint will create an article concerning private hydrant valve testing by homeowners.

Deadline for vehicles/debris in right-of-way – The Board discussed this issue and agreed that Oct. 31<sup>st</sup> should be the deadline for property owners to have all private property out of the right-of-ways, especially for snow removal purposes.

Engineer report – Lisa B. stated she received an in-depth report on the water system. She will meet with the engineer to discuss the findings and bring her information back to the Board.

Schedule meeting – this was discussed earlier in the meeting.

Melissa motioned to adjourn the meeting. Donna seconded. All ayes. Next Board meeting, September 26<sup>th</sup> at 7 pm, Library.

Respectfully submitted by: Dee Woodstrom