

DUQUETTE PINES HOMEOWNER'S ASSOCIATION
BOARD MEETING

Boise Basin Library, Idaho City
April 3rd, 2017

Open Meeting: Lisa B. opened the meeting at 7:00 pm.

Meeting Structure: Lisa B. stated how the meeting will ensue; that everyone can speak on the subjects that are on the agenda, as they are discussed.

Attendance: Lisa B., Donna, Kurt, Melissa, Dee and Lisa K. Guests: Jon Long, Paul Head, John Gawrys, David Burt and Nick & Aspen Read.

Amendment of meeting: House Plans for Cortland & Sue Walker at 11 Meadow Drive. This was moved to the front of meeting at the property owners' request. The Board reviewed the information given. Mr. Walker stated that the completion date will be August 27th, 2017 and that they will be removing 6 trees to make room for the home and septic. Donna motioned to approve the plans, as presented, with the completion date of August 27th. Melissa seconded, all ayes. The property owners stated they will have a trailer to stay in, on the property, while they are constructing.

Approve Minutes March 6 Meeting: Melissa motioned to approve the meeting minutes. Lisa seconded, motion passed.

Financials-Lisa Kindelberger: The financial reports were presented and reviewed.

- Lisa K. stated there is one person still on the list of delinquent fees.
- Lisa K. stated that she received a partial payment from HUD for the delinquent fees associated with 13 Aspen Circle. Lisa K. stated there is still an outstanding balance that HUD will not pay. Lisa K. asked if she could write off the balance. The Board agreed.
- Checks were signed.
- Dee motioned to approve the financial reports, the signing of checks and writing off the balance for 13 Aspen Circle. Melissa seconded, all ayes.

Annual Budget discussion: There was a brief discussion as to when the Board would meet to discuss the upcoming budget.

When the project discussions below first started, subdivision resident Jon Long launched off into a tirade about work that was decided on by a previous Board and completed last year. When he was told that this subject was not being discussed at this meeting, he continued to talk over the Board throughout the meeting which created a disruption to the business at hand.

Underground electrical upgrade: This is an upgrade at the pump house. The lines come from the main electrical area, through the meadow, and then come through the culvert (under the road) to the pump house.

Road work at frog pond corner: Lisa B. stated that it will open the road up to between 40 - 45 feet in width, will be built-up and a longer culvert will be installed so the water can flow better.

Triple Ridge emergency access: The emergency access easement should be 12' wide x 410' long and meets with Bear Run Road. Donna motioned to approve these projects contingent on additional bids.

Melissa seconded. Kurt nayed. Motion passed. Additional bids will be solicited for all projects and decided on at May meeting.

Maintenance Report: Lisa B. spoke about the Maintenance Manager position and gave background information of the last 6 months of the maintenance.

Maintenance Manager applicant- David Burt: Melissa motioned to approve hiring him as the Maintenance Manager. Kurt seconded. Lisa B. recused herself. Motion passed.

Report from David:

- Key pad arm was damaged.
- Gate arm was broken the next day.
- Working on broken limb removal from the winter season.
- Goals – posts were broken by Gardner's this winter, need to fix. A concrete riser, at the well property, was also damaged and the bunker below is full of water. It needs to be pumped out, looked at, and decided how to proceed. Snow poles will be coming down soon. Many of the shut off valves for the pipes that need to be opened slightly during the coldest winter weather are broken and need to be repaired or replaced.
- Water Report - The wells are regularly checked and are running properly.

Old Business:

- Ballot opening-schedule meeting – The deadline for ballots to be returned is April 7th. The ballots will be opened on Friday night in the library at 7:00 pm. There was discussion of the ballot verbiage and what is currently in the CCRs.
- Assessment increase – In 2008 the fees were increased by \$5.00 for all property owners. There was discussion of raising the fees \$20.00 per year. Kurt motioned to increase the fees to \$10.00 to go towards road maintenance and \$10.00 will go towards fire suppression, across the board to every lot. Melissa seconded, all ayes.
- Newsletter – Board members will write short articles along with some of our residents. Water conservation – Jon Long handed out information, concerning water and livestock, from the website. Lisa B. asked Jon Long if he would write an article on water conservation, he stated that he does not want to write anything.

New Business:

- Fence plans - Paul Head – Paul presented a picture and stated that the fence will be a standard wood, three rail fence with wire inset. Kurt motioned to approve the fence plan. Lisa B. seconded. Melissa recused herself. Motion passed.
- Lantern Way easement – along the Taylor's driveway. Lisa B. stated that there may be an issue with the property line, placement of the driveway and questions about the gate are still unanswered. She stated that she would like to have a surveyor check it out and give the Board information as to the plat design and if everything is where it should be. Melissa motioned to move forward with getting this resolved. Kurt seconded. Dee recused herself. Motion passed.
- Annual meeting- schedule/tentative agenda – The Board decided on May 26th at 7:00 pm at the Boise Basin Senior Center (if it is available).
- Volunteer day – This will be discussed at the annual meeting.

Adjourn: The meeting was adjourned at 8:36 pm.