

DUQUETTE PINES HOMEOWNER'S ASSOCIATION
BOARD MEETING
Boise Basin Library, Idaho City
June 5th, 2017

Open Meeting: The meeting was opened at 7:00 pm.

Meeting Structure: Lisa B. explained that only agenda items will be discussed during this meeting. She stated that questions can be asked after each subject is discussed.

Amendment: Lisa B. stated to amend the agenda to include discussion on a complaint.

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

Property owners: Kris Wallworth, Ed Fields, Tammy Ogden, Steve Newman, John Gawrys and Ryan Nelson.

Approve Minutes - May Meetings: Kurt motioned to approve the May 1st meeting minutes. Melissa seconded, all ayes. Kurt motioned to approve the May 9th meeting minutes. Melissa seconded, all ayes. Melissa motioned to approve the May 26th meeting minutes. Kurt seconded, all ayes.

Financials: Lisa K. presented the financial reports. Checks were signed. Dee motioned to approve the financial reports as presented and to approve signing of the checks. Melissa seconded, all ayes.

- Approve Budget 2017-18 – the budget will be mailed to those not in attendance at the annual meeting as per the HOA Bylaws. Kurt motioned to approve the proposed budget for 2017-2018. Melissa seconded, all ayes. Ed Fields suggested that we have something in place for discretionary spending.
- Duty statement for Lisa K. – The Board discussed a duty statement for the bookkeeper as there is not one in place at this time. She will prepare a draft for the board's review and implementation.
- Billing for water – Lisa B. stated that it was brought to her attention that there are two properties in Division #1 that are hooked up to the community water system but not being charged. Lisa B. reiterated that DPHOA is responsible for the pipe up to the hydrant, maybe the property owner(s) should be paying for water on their property. Lisa K. will talk to Brent and the property owners to see if there are any agreements as the DPHOA does not have anything in writing (that this Board knows of). The Board will revisit this at the next meeting.

Maintenance Report: David stated that last month; he ran the generator, checked the wells, fixed a leaking pipe/valve on Ridgeway. David stated that he has set up an account with Consolidated Supply so we get municipality water system pricing. David will be installing more speed bumps, made a dump run, dug out the riser on the well top that Gardner's ran into with the snowplow at the well site, painted the gate booth, weed-whacked around the well area, the new control panel was installed at the pumphouse, fixed a leak on the corner of Bull Pine and Meadow Drive, talked about future projects with a surveyor, and the circuit board at the gate was replaced. There was a question about needing a permit to disrupt the frog pond during widening of the road in that area. Lisa B. was told that it does not need a wetlands permit.

Amend Duty Statement: Per Lisa B., we need to change the verbiage so it coincides with the insurance request. The requested change is the wording, from maintenance manager to property manager. Melissa motioned to approve the change to the Duty Statement. Kurt seconded, all ayes.

Signs at gate: There was discussion concerning the contractor and realtor signs outside the gate. Lisa B. started the discussion and The Board discussed removing of the realtor sign (outside the gate), turning it into a bulletin board and possibly putting it behind the 5 mph sign as you go out the gate. All Board members in attendance agreed.

Old Business:

- Volunteer Day – Lisa B. spoke about the list of things to be done around the subdivision, and when and where to meet on June 17th.
- Fine Amendment/Policy – Lisa B. has not received the amendment verbiage from the attorney but stated that the DPHOA can add, into the policy, that we will collect attorney fees if and when needed. Ed Fields stated he would like more time to review the policy. This will be discussed further at the July meeting.

New Business:

- Nominee bios/ballots – All nominees should turn in their bios soon so the ballots can be prepared and sent out.
- Solar panel plans-Mark Veristain – Mark stated, in an email, that he is not getting enough solar power generated with the current placement of his solar panels. He is proposing to have them in his yard on the ground and the finished setting of the panels will be 12’ high and 50’ long. Mark was not able to be here tonight so we will postpone the discussion until the next meeting.
- The complaint that was added to the agenda will not be heard as a formal complaint has not been received.

Input: Ed Fields spoke about the presentation from the Idaho City Police and what they could do for Duquette Pines if we were under contract with them. Ed stated that it was voted down last year and that the homeowners don’t have any interest in contracting with Idaho City. Ed also asked about annexation with Idaho City. Lisa B. stated that we (the Board) have not been approached by the city.

Lisa Kindelberger’s garage plans: Lisa presented a rendering of her proposed garage plans. Lisa stated the garage will be 6’ from the house and 40’ from the property line. Melissa motioned to approve the garage contingent upon the Board receiving the site plan drawing. Dee seconded, all ayes.

Adjournment: The meeting was adjourned at 8:18 p.m.

Respectfully submitted by Dee Woodstrom, DPHOA Secretary