

DUQUETTE PINES HOMEOWNER'S ASSOCIATION
BOARD MEETING
Boise Basin Library, Idaho City
March 6th, 2017

Open Meeting: Lisa B. opened the meeting at 7:06 pm.

Meeting Structure: Lisa B. spoke about the structure of the meeting.

Attendance: Lisa B., Kurt, Melissa, Lisa K. and Karter. Absent: Dee and Donna.
Guests: Brent Adamson, Paul Head, Roy Doan, Scott and Lisa Jackson and Megan.

Approve Meeting Minutes Feb. 6, 2017: Kurt motioned to approve the minutes. Melissa seconded. Motion passed.

Financials- Lisa Kindelberger: Financial reports were reviewed and checks were signed. Melissa motioned to approve the financial reports as presented. Kurt seconded. Motion passed.

- Reimbursement – Lisa B. requested reimbursement for printer ink. A receipt was given in the amount of \$46.97. Melissa motioned to approve the reimbursement. Kurt seconded. Motion passed.

Maintenance report- Karter Thompson: Karter reported, for the month of March, that he put gravel on the roads, fixed a no trespassing sign on the well road and ran the generator. Also, he talked about working on the water leak.

- Leak/Water-Brent Adamson gave a presentation to the Board and homeowners at the meeting. Brent talked about when DEQ needs to be called and stated that there is a new contact person there which he updated her with Idaho water systems. Brent stated that he tested the water for both arsenic and coliform after the leak off Meadow Drive was repaired. Brent also stated that DEQ's established, safe arsenic level used to be 50 ppb (parts per billion) until 2009, the new level states that the level should be less than 10 ppb.
- Water line hook up procedure/policy - Lisa B. talked about the repair costs for the recent leak and that we should have a definitive policy for the water hookup between the Duquette Pines water main and a house.
Brent stated that all hydrants must have backflow devices between them and the main waterline and that the main line to hydrants are the responsibility and property of Duquette Pines. Any hook up from a main line to a hydrant (hot tap) must be done by a licensed plumber that the Homeowner's Association Board has approved and must use approved piping. Roy Doan stated that there was a previous diagram that was used by plumbers to do the hot tap.

Old Business:

- Division 3 Ballot – The final draft of the ballot was presented and was given to the audience to view, and they did. It was collected at the end of the meeting. Kurt motioned to approve the

Division 3 ballot as presented. Melissa seconded. Motion passed. Lisa K. will prepare them for mailing out.

- Fine policy – The Board stated to add a stipulation for formal complaints. This will be discussed again at next month's meeting.

New Business:

- Newsletter – Lisa B. asked Brent Adamson if he could prepare an article on Duquette Pines water and give arsenic information. Lisa K. spoke about putting information in the newsletter concerning broken/damaged trees and bark beetles. The Board discussed having all information turned in to Lisa K. for a May mailing. Lisa B. asked the Board to think of something they want to share with the residents and write a short article. They agreed. Lisa B. also stated that any resident who wants to write an article for the newsletter is more than welcome to.
- Division 4 Water Assessments – This subject concerned Division 4 property owners paying a fee for water that would be used if they had a fire at their location. Lisa B. spoke about Division 4 property owners using Duquette Pines water system in the event of a fire. The topic was discussed with several property owners in attendance. Lisa B. spoke about the CC&Rs for that division which states that the properties are required to have stand pipes. Brent Adamson stated that there is not enough water pressure from their private wells to be able to fight fires. Brent also stated that there is a Conditional Use Permit for fire. A 10,000 gallon tank was installed for this purpose. Brent and Roy Doan stated that a \$5 increase was implemented, in the past, to accommodate in case of fire. Kurt checked past meeting minutes and stated that this was approved at the May 2008 annual meeting. The Board will gather more information to discuss this at a future date.

Adjourn: The meeting was adjourned at 8:15 pm.

Notes taken at the meeting by Melissa Head.

Minutes respectfully submitted by:

Dee Woodstrom

VP & Secretary/DPHOA