

**Loch Haven Hills Homeowners Association**

**Annual Meeting – Apr. 12th, 2016**

**Holiday Inn Express in Hayden**

Present: Matthew Hall, Jim Lemm, Mike Murphy, Dave Slover and Jeff Cobb. Absent: Roger Liermann

#1. Jim Lemm called the meeting to order at 7:05pm. Quorum was achieved with members and proxies. Agenda was reviewed.

#2. Introduction of the Board by Jim Lemm. Appreciation was extended to Mike Murphy and Triple Play for the ongoing hospitality at no cost to the association. Michelle Kimberling was acknowledged for her efforts.

#3. Financial and budget number comparison	Mar 31, 2015	March 31, 2016
Mountain West, Protected Reserve “CD”	\$17,971.57	\$18,100.51
Mountain West, Reserve Account	\$23,773.29	\$38,733.38
Mountain West, Operating Account	\$37,100.66	\$41,961.97
Total for Accounts	\$78,845.52	\$98,845.86

2015 Budget: \$68,808.00

2016 Budget: \$73,214.00

The board was able to lower operating costs across many areas of our expenditures and these savings are put toward our reserves. Dues continue at \$180 yearly and are unchanged for 2016. The last increase was several boards ago. We continue to look for ways to make savings.

#4. The Insurance distribution between sub-associations and the master are shown to be about the same as previous years on a percentage basis but there will be a slight decrease in the premium. That decrease will be about 10% because our provider Allstate is now giving us a prepay rate reduction. The board is recommending all sub-associations budget for a 25% increase in premiums. This is due to the possibility of Allstate not renewing our insurance as a conglomerate group. In the future, sub-associations and the master association will have to get their insurance separately should this happen. One member had some questions and one member had some unrelated comments about insurance.

#5. Projects for 2016 include pool house renovations to include a new roof at the lower pool. The new roof was unexpected and due to the wind storms. We will have both pool houses painted for the start of the summer season. The upper interior will have the stall dividers re-coated and reinstalled. There will be some landscaping redone at the lower pool and tennis court locations. Unless something unforeseen occurs, fire abatement this fall.

#6 Architectural Control Committee: The board would like to thank Ralph Hallock for his many years of service on the committee. The website contains request forms and the information needed for property changes in our association. Forrest management removed several fallen trees on community owned property.

#8 The website has been completely redone because there was a new control program installed by our hosting company. Matt was thanked for this time and efforts. The new website still needs some work but is far better than what we had previously.

#9 Fire abatement should start on or about October 1<sup>st</sup>. Fire abatement pictures of before and after results from previous projects were discussed. Our goal is to reduce the fuel available for forest fires. We need to clean up these commonly owned areas. There are many damaged and fallen trees on the property due to the windstorm as the beginning of winter in 2015. If any member needs to know where the common property is please contact the board and we will get you that information.

#10 Board elections started with nominations from the floor but there were none beyond the board nominations. The slate for 2016 was presented and voted on by the members present and members present with proxies. The slate was approved by the members present with a majority show of hands and there were no objections.

#10 General discussions: A big thanks to Greg for refilling doggie bags he has done a good job. There was never a time that the boxes were noticed empty.

Some members had questions about parking and CC&R violations. The legal processes were discussed. Please contact the board regarding any violation. There was discussion about what Hayden property is and what Loch Haven property is and who has authority.

The neighborhood watch program has about 40 names and phone numbers. The watch program is supported by the local law enforcement and it is completely run by homeowners. Jim has volunteered administrative time to help the group. If you have any suggestions or have questions please contact the board. The board will put you into contact with the block watch coordinator Richard Kohles.

The trail on Uplands and Tartan drive is washed out some. The board will address the trail systems around Memorial Day. This is when the spring rains usually stop.

The board asked if the newsletter was of value or should we save the postage and put a bulletin board section to our website. Everyone attending indicated we should save the postage costs and make the website more current with pertinent information. Any member without Internet will have the option to receive mailings.

A member asked about the Land Use subcommittee. Dave Slover and Greg Tourtlotte are the current members of the subcommittee. Its purpose is to consider future applications for our common property and help us make good decisions on its use.

#11 The question and answer period ended and the meeting was adjourned with a motion from Ralph Hallock and was seconded from the floor. The meeting adjourned at 7:55.

Submitted by Matthew Hall