

## **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 by proxies and members present.
- #2. Introduction of the Board by Jim Lemm with a map of board members locations throughout the community. With Dave Slover presenting a thank you award to Jim for his time as President of LHHHA.
- #3. The board authorized the expenditure of reserves for a multiyear planned project in the common property. These funds were used to clean up trees and debris.
- #4. Insurance breakdown is available in the Annual presentation. The distribution between sub-associations and the master are shown to be about the same as previous years but there will be a slight increase in the premium. Allstate is giving us a pre-pay rate reduction. Due to the savings in the last couple of years we are going to be at the same expenditure level as three years ago.
- #5. Projects for 2016 were reviewed. Some security questions came up. Lisa had many questions and it was eventually agreed that we need to get through the presentation and hold a questions until the end. This will was done to hopefully save time.
- #6 Problems facing Loch Haven Hills HOA included changes to the Idaho legislature. The laws in Idaho have changed to prevent HOA across the state from fining individual owners. Late fees on dues are still allowed. But the changes enforce what has been happening in the judicial system. Individual homeowner's rights have been enforced every time something has gone to court. We had the LHHHOA lawyer (10yrs + with us) review this current situation and he issued a letter to the association. The letter stated that, yes; we needed to conform our CC&R's to meet the Idaho guidelines for fining. This change to the CC&R's requires a super majority vote (3/4) of all owners voting yes to change. Dave talked about some of the changes.
- #7 Signs posted with in-accurate information around the neighborhood. Some other problems the board faced in this last year with re-purposing ideas, forest plans, and corporate filing. Questions arose about insurance problems but there are none. LHHHOA might not be renewed because of major policy changes at Allstate. The website has been updated with so much information. Practically every question you could think of can be answered by reviewing documents on our website. There was a discussion about audits and the board has elected to rely on our annual tax filing by a certified accountant and compilations of our books to find any errors. Budgets are available on the website and we are in a period after the major forest project to put funds back into reserves for the next year or two.
- #8 Lisa talked about a myriad of things that can all be answered by the board. If any members want to review the bank statements they can. Another member suggested that a more complete job of mowing needs to be done at the upper pool area. Our landscape guy will be notified. There are no cameras going into restrooms. Another member asked about the mowing responsibilities along Lochhaven drive. It is the responsibility of the City of Hayden but the HOA is allowed to mow it down and we do have the lawn guy do it. Another question arose about public access to Honeysuckle but that property is not in the LHHHOA development. There was some discussion about a tree down along 4<sup>th</sup> street. The Lakes Highway district or the City of Hayden would be responsible for the downed tree on that property. There were some questions about drainage ditches. With all the moisture this year it is an issue. These storm drains as far as we know are owned and maintained by the city of Hayden. Then there was a period of going over the points in Lisa's handout. Much discussion occurred. Forming subcommittees to deal with different issues was a good solution from the floor. Rv and Boat storage was discussed led by Greg and the board responded with the problem of fining. Renters are an issue in LHHHOA to many members. Ned explored the idea of having an audit committee.
- #9 Board elections started with nominations from the floor a few members want to see change and Lisa Shaft,

Jean-Pierre Scharambach, Ken Hanley and Evertt Hendric (apologies for any misspelled names) all volunteered to be on a new board. There were 21 votes from the floor including proxies in favor. There were over 40 no's by show of hands from the floor. The motion did not pass. Many current board members abstained from voting and using their proxies. There was a motion from the floor to elect Mike Murphy, Marianne Fernandez, Matthew Hall, Jeff Cobb, Jim Lemm. The motion was seconded from the floor and a vote by show of hands was taken by members present. The majority of people in the room raised their hands in favor. And the motion passed with some objections. There were over 90 votes in favor including proxies.

#10 The meeting was adjourned with a motion from Matthew Hall and was seconded from the floor. The meeting adjourned at 9:21.

Submitted by Matthew Hall