

Lakes at Telaga HOA Board Meeting Minutes April 4, 2019
12:00pm at 365 SW 5th Avenue, Meridian

1. Call to Order and Establish Quorum

The meeting was called to order at 12:05 PM. All board members were present with the exception of Mark Martin and a board quorum was established.

2. Review and Approve Previous Meeting Minutes

The minutes from the January 24, 2019 board meeting were reviewed. There was a motion to approve the minutes with three noted edits to be made. The motion was seconded and carried.

3. Financial Update – Leann

Jim provided a financial review and update.

Following discussion it was agreed that all financials will be provided in accrual basis.

The landscape contract price went down because an outside vendor is doing some of the previously contracted work such as tree health and pruning.

Leann was asked to find out title was vested for Farnworth; it is:

Gundersen, Dawni & Shawn Farnworth 5/2/1
8445 Copper Creek Way

4. Architectural Committee update – Lee, Jim M, and Mark.

Mark was not in attendance but provided the below notes for the meeting:

Landscaping Requests To ADC

- Jim and Becky Rowell: “Weed control” /install of additional boulders along bank. APPROVED
- Terri and Bill Marr: Update and refurbishment of backyard. APPROVED
- Ted and Marsh Jeffcoat: Request submitted landscape plans to update their landscape by adding additional evergreens. APPROVED
- Greencastle: Initial landscape request submitted 3/09/19. Denied, committee concerns sent to Adam/Greencastle on 3/16/19. Waiting for reply. Sent another request for corrected landscaping plans on 3/25/19. NO REPLY. Lee and Jim will be working on this today.
- Update Hazen landscaping and concrete for Driveway. FROM GARY HAZEN: “CONCRETE WORK IS SET UP TO BE ACCOMPLISHED SOMETIME IN APRIL AND THE LANDSCAPING WORK SHOULD FOLLOW SHORTLY AFTER.” Mark updated that there is no landscaping plan for around the outbuilding.
- Archuleta build 8379 Copper Creek Way: under construction.
- Casler PLANT COUNT, 8452 COPPER CREEK WAY: MEETS CCR REQUIERMENTS. They are now complete, and the deposit can be returned.

Lee will ask Brett about Stetson’s / Pearman’s deposit on file and in the meantime we will hang on to it.

5. Common Area Maintenance Update.

a. Irrigation

Jim Griffin and Mark Martin are overseeing irrigation this year; April 15th is estimated startup date

b. Status on trees and bushes

Katharina reported the trees are all trimmed. There was some bark damage done in the process that she will address with the contractor. Trimming won't need to be done again this year. One fungicide application has been done, there is one more application yet to do in a couple of months. Dead bushes have been removed and will not be immediately replaced.

c. Double A contract. Arborist. Katharina and Jim McClain

AA's contract was renewed and reduced in price because services were reduced. We will be using an arborist on an as needed basis. Katharina and Jim are going to stay on top of Alex with AA to make sure he gets his work done in a timely fashion this year.

d. Swale next to Bishops house – Weeping Willow Tree

Brett Bishop owns this area and has decided to remove the weeping willow tree in the swale.

e. Dumpster scheduled for delivery April 5th

The dumpster will be located on Spenser's area and Jim Rowell will watch for when it needs to be dumped.

6. Ponds status – Jim McClain

Jim will be in contact with NC Services prior to pond treatments needing to be done. The Wind's are dumping landscaping debris into the pond, and Chuck Galloway is having an issue with the way the water is coming out of the water feature next to his home. Jim R. reminded the board that he was involved with the fountains recent rebuild. The water feature in Lee's yard is cracking and leaking on the side; it may be time to have them all checked out again. Jim McClain, Jim Rowell, and Katharina Jarvi are members of the newly formed Fountain Committee.

7. Status of Welcomes

Kami reported all welcome letters have been delivered except for Farnworth and Archuleta. She will add to the letter the sentence "please be aware that all use of the common areas are at your own risk".

8. Step by Step for addressing non-compliance with CCR's reviewed by an attorney? Jim Rowell

Jim provided a letter from the attorney who reviewed the Enforcement Guidelines. Both it and the guidelines were included in the meeting packet and discussed.

9. General and New Business

a. Web Site

Once finalized the enforcement guidelines shall be emailed out and posted on the website. Leann will try to make the Homeowner Resources page the home page.

b. Turn lanes from Kingsbury

Barb has been working with the Middleton Mayor and Idaho Transportation Department in getting all the signs down on the corner of State Street, and for keeping the construction of the turn lane on the city's priority list.

c. Lakes update

Don Newell got a conditional approval to install the needed turn lane during the construction of Phase 3, which he has now sold, but the new owner has inherited that requirement and is working on plans for getting it put in.

d. New development update

Another access is needed in and out of Lakes at Telaga and The Lakes other than just the one onto Kingsbury.

e. School lot update

School site sold, but there is no irrigation water available to the parcel.

f. Insurance update.

Barb provided a detailed report of the current insurance coverage and what the coverage would be for less money if we switched to State Farm Insurance. Following discussion there was a motion to switch providers from Farm Bureau to State Farm. The motion was seconded and carried by 4 votes in favor of making the change. (Jim McClain, Lee Christensen, Katharina Jarvi and Barb Griffin.) Leann was asked to find out what insurance carrier covers the Legacy neighborhood in Eagle.

g. Sign Update – Kami

Kami provided samples of signs she is looking at to purchase for directionals to Lakes at Telaga and The Lakes. Ordering the signs was tabled until it could be discussed at the annual meeting in July.

h. Schedule next meeting. (Tentative June 20) Need list of BOD Candidates

The next board meeting date was set for June 20th. The date for the annual meeting was set for July 13th. We need commitments from current board members on who is going off the board and who is seeking re-election.

Kami will send out a “save the date” email and Leann will prepare notices to be review at June meeting and mailed out immediately following.

It was suggested to add amending the CC&Rs to the annual meeting agenda to address a deadline for when Christmas lights should be taken down, and guidelines for trampoline and permanent basketball hoops installations.

It was also suggested that Kami includes a reminder email to homeowners to always watch their kids around the ponds; there have been a couple of times when very small children have been left unattended too close to the pond edges.

10. Adjourn

With no additional new business for discussion, the meeting adjourned at 2:17 PM.