

UNOFFICIAL MINUTES UNTIL APPROVED AT THE 2022 SHORES ANNUAL MEETING



2021 Annual Meeting
May 20, 2021

Call to Order:

- A. Introductions. President Doug O'Neil welcomed everyone and thanked the homeowners for coming. Doug called the meeting to order at 6:30 p.m.
- B. Establish Quorum (21 homes required). A total of 44 homes were present 18 homes represented by Proxy and 26 were represented by homeowners in person.

Proof of Notice: It was reported by Doug O'Neil, that notice was mailed to homeowners of record April 21, 2020.

Minutes: Minutes from the 2020 meeting were presented. **Motion:** A Motion was made to approve the Minutes from the 2020 Annual meeting as presented. (First; second; passed unanimously)

Reports of Officers: Doug O'Neil introduced all Board members and the HOA manager.

- A. Presidents Report. Doug O'Neil reported on all of the changes that occurred in 2020.
 - The formal Reserve Study that was requested at last year's Annual Meeting has been completed, an electronic copy emailed to everyone. The Reserve Study will be updated annually by NorthStar.
 - Many neighborhood issues were addressed and resolved.
 - Reminder given that any changes to the exterior of your property needs approval of the ACC before beginning work.
- B. Secretary / Treasurer Report. Treasurer Rick Smith reported on the 2020 financials.
 - Reserve History
 - In 2016 - \$137,124 decreased to \$71,374 in 2020.
 - Shores income history.
 - In 2016 dues totaled \$221,850. In 2020, Due's income totaled \$206,400.
 - Shores expense history.
 - In 2016 expenses totaled 196,411. Expenses in 2020 totaled 233,190.
 - Budget detail. Rick Smith reviewed the 2020 expenses and the 2021 budget in detail. Grounds maintenance continuing to be the largest line item.
- C. There were a number of questions of the officers at this time, from homeowners including David Bowie and Wendell DeLano.

Reports of Committees:

- A. Landscape Committee - Jody Zanecki thanked the Landscape Committee, members Debbie Davidson, Karen Andregg and Vincent Evers.

UNOFFICIAL MINUTES UNTIL APPROVED AT THE 2022 SHORES ANNUAL MEETING

- Improvements during the 2020 Summer Season:
 - Turf Surfer, the landscape contractor, has become familiar with the landscaping and maintenance.
 - Completed the 2020 Landscaping Plan and Spring 2021
 1. Created and improved detailed landscape contract
 2. Completed major landscape improvements with special assessment funds as detailed in February 2021, HOA email
 3. Worked on median and bump-out area appearance
 4. Implemented program to update sprinkler system, correcting previous design flaws, and ensuring cost effective, long term operations
 5. Planted annuals and perennials
 6. Improved fescue maintenance
 7. General maintenance repairs scheduled low peak season for cost savings
 8. Cost of chemicals/materials have greatly increased
 9. 7 trees lost with no plans to replant, as there are established trees that cover the areas
 10. Fescue is to only be cut a maximum of 3 times a year
 - Plans for the 2021 Summer Season:
 1. Continue to improve quality and performance of irrigation system
 2. Add color with addition of tulips and daffodils
 3. Work will continue to improve the fescue
 4. Could not paint the Pumphouse, per Idaho Power

- B. Social Committee – Tobie Page reported on Social events in 2020 and thanked Rachel and Lynsey Smith for their involvement and time.
 - Due to COVID-19, events were limited to some food truck and music events

- C. ACC – Tobie Page reported on the current status of the Shores ACC.
 - The Shores is almost built out.
 - Plans for the last lot on Sherington Dr have been tentatively scheduled for a Fall 2021, start date
 - Please use ACC approval form for any changes you want to make to the exterior of your home or landscaping.
 - Reminder to Homeowners who have or will have renovations done. It is the Homeowners responsibility to communicate with the Contractors to follow all safety rules, park appropriately, and to clean up after themselves
 - The Security/key FOB system was repaired/upgraded
 - The Board is looking for volunteers to form a committee to address items at the Clubhouse. The Clubhouse needs a fresh coat of paint, décor, etc. The Committee would create proposals for estimates.

UNOFFICIAL MINUTES UNTIL APPROVED AT THE 2022 SHORES ANNUAL MEETING

- D. Ponds/Waterways - Louis Schnierer reported on the 2020 Ponds and Waterways.
- 2020 Projects included working in conjunction with AquaTechnix to improve the Pond System
 - Completed Sonar application in October
 - Pond aeration is having a beneficial impact as evidenced by pond clarity and reduction in unwanted organic growth

2021 Projects

- Monitor and regulate pond levels, due to anticipated water shortage
- Spring pond water levels are being kept higher
- Maintaining efforts in conjunction with AquaTechnix to continue to improve the Pond System
- Evaluate expansion of pond aeration to ponds 2 and 4, followed by ponds 1 and 3, to include compressor manufacturer review
- **Pressurized Irrigation System (PI) 2021 Projects.**
 - Flushed and prepared irrigation system for 4/2021 start up
 - Treated irrigation system monthly with enzyme cleaner that reduced homeowner filter build up
 - Replaced numerous faulty valves
 - Appreciate everyone adhering to the scheduled watering times

Election of Directors:

- A. One position, for a (3) three year term was open. Rick Smith's term was up, and is willing to be elected to another (3) three year terms. Another Homeowner also submitted his candidacy to run. Ballots were handed out to homeowners with one ballot per household. In a 28-17 count, Rick Smith was voted to remain on the Board, for another (3) three year term

Old Business:

- In 2020, the Board approved an increase in quarterly dues from \$600 to \$795; starting January 2021
- Reserve Study – Completed in 2019 and emailed to all homeowners in the email data base.

New Business:

- Homeowners expressed an interest in having better weed control
- Homeowners expressed an interest in having another Dog Waste Station installed
- Doug O'Neil and Jody Zanecki explained the reason for Fescue in swales

Open Discussion: A friendly reminder was offered to remind homeowners of the speed limit and street parking.

UNOFFICIAL MINUTES UNTIL APPROVED AT THE 2022 SHORES ANNUAL MEETING

Adjournment: Meeting adjourned at 8:30 p.m. **Motion:** Motion to adjourn was made. (First; second; passed unanimously)

Prepared and respectfully submitted by Shelli Bartlett, on behalf of the Secretary, of the Shores Home Owners Association Inc.

01/27/2022

Rick Smith