

DUQUETTE PINES HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING  
Boise Basin Senior Center, Idaho City  
June 1, 2018

Open Meeting: The meeting started at 6:03 pm.

Meeting Structure: Lisa B. stated that we are here to talk about what is on agenda. Residents in attendance can ask questions after each topic discussion and at the end of the meeting there will be time to address generic questions or concerns from the residents.

Attendance/Introduce Board: Lisa B., Dee, Steve, Kurt and David were in attendance. Lisa K. and Kris were not at the meeting. Residents: Julie Randolph, John & Jennifer Gawrys, Rich Pfeiffer, David Gawrys, J.R. Wallworth, George & Kathleen Albright, Dave & Lynn Murdoch, Gina Turner, Leann & Ryan Hays, Scott & Lisa Jackson, Jon Long, Russ & Rene Copping, Dave Dahlen and Janette Crancer. Brian Keith from Ag Express was in attendance.

Read Agenda: Kurt read the agenda to the residents in attendance.

Budget 2018-19/Financials: Dee spoke about the budget and reviewed three areas where the budget amounts were raised (payroll, subdivision maintenance) and lowered (water maintenance).

Maintenance Report - David Burt:

- Water – David spoke about the improvements that were made this past year. He spoke about the subdivision water system and stated that as we go into summer and fall, he is asking that everyone conserve and be aware of any leaks that could be around.
- Fire Supplies – David stated that all homeowners, with a hydrant, check them to make sure they are in working order. He also showed residents the fittings that are necessary to attach a fire hose to the hydrant. He recommends that homeowners prepare themselves for fire by having the proper fittings and a fire hose. If anyone has questions or needs assistance checking their hydrant, they are welcome to call him.

- Maintenance Shed – The new shed will be next to pump house, on the second lot. It will be a 12 x 20 heated shed and will house equipment and supplies that belong to the subdivision. Tools such as a chainsaw, drill, etc. will be purchased so the Property Manager doesn't have to use his own tools and will also have the proper tools to do any job brought before him.
- Weed Spraying – David stated that Jon Long will be spraying weeds around the subdivision starting on or around June 11.

On a side note, David stated that the end of Triple Ridge looks good now (after gravel being hauled in and leveled out) and weathered the winter quite well. The end of this road is an emergency exit only.

#### Old Business:

- Duquette Pines CC&R Violation Policy – Lisa B. spoke about the Board's control of the CCR's. She stated that extreme violators can be taken to court if they fail to comply. Lisa stated that the Board would like to implement fines for extreme cases. To amend the CCR's to include fines, a 75% "in favor of" vote in each subdivision would be needed.

#### New Business:

- Dust Abatement – Lisa B. stated this will be applied to the main traveled areas of the subdivision on June 5<sup>th</sup>. Brian Keith from Ag Express was in attendance to answer questions.
- Speed Limit – Dee spoke about the lower speed limit (15mph). There are so many underage drivers on dirt bikes and atv's, people in general driving too fast and many people walking around the subdivision with their dogs that we all need to slow down and be more observant. More speed limit signs will be put up around the subdivision. Discussion ensued about underage drivers and speeding. If you have issues, document any activity (video or picture) and contact the Sheriff's department to file a complaint.  
Residents asked about speed bumps...yes, they will be put in after the mag chloride has settled.
- Meadow Mowing – Steve spoke about the 24' strip being mowed around the meadow perimeter for fire suppression. He will also make a few more benches for meadow relaxation and viewing.

- Website – Kurt spoke about work in progress and that the new site should be up and running this week. Kurt has also made it more “user-friendly” for the set up and input to the site. He has made it accessible to other Board members so they can work on the site themselves.
- Property Clean Up – Lisa B. stated that there seems to be more litter around the subdivision this spring than in the past. She asked that anyone who sees trash, please pick it up.
- Volunteers – Lisa B spoke about the need for volunteers to help with outdoor maintenance. She stated that there is some dead brush on the edges of Meadow Drive and that it would be nice to have volunteers remove some of the brush. She said that the rest of the street signs (wooden) need to be painted. If anyone would like to build birdhouses, they could be put on the posts around the meadow common area. Steve offered wood for anyone who would like to make some. Just give him a call.

Resident Input: Discussion ensued on various subjects such as; elections and fences being put up on many properties around the subdivision.

Adjourn: The meeting adjourned at 6:57 pm.

Respectfully submitted by:  
Dee Woodstrom, Secretary