

DUQUETTE PINES HOMEOWNERS ASSOCIATION  
BOARD MEETING  
Boise Basin Library, Idaho City  
April 30, 2018

The meeting was opened at 6:01 pm.

Attendance: Lisa B., Steve, Kris, Dee, David and Lisa K. Absent – Kurt. Guests: Janette Crancer, Ted Jewel, John Gawrys and Dave Gawrys.

Meeting structure: Lisa B. stated that we are here to discuss what is on the agenda only. Open discussion will be at the end of each topic.

Approve minutes April 2 meeting: Steve motioned to approve the April 2<sup>nd</sup> minutes. Dee seconded, motion passed (Kris not in attendance yet).

Financials-Lisa Kindelberger:

- Delinquent accounts/liens - There are two accounts that are delinquent in their association fees (Bowles and Archuleta). Dee motioned to move forward with putting liens on these properties. Steve seconded, motion passed. Kris is now in attendance. There was discussion concerning a homeowner that is behind on their dues and they are requesting to make payments. Dee motioned to accept payment arrangements made by the homeowner. Steve seconded, all ayes. If consistent payments are not made, the Board will file a lien.
- Steve motioned to sign all checks presented. Kris seconded, all ayes. Lisa B. requested \$46.54 for reimbursement of printer ink. Kris motioned to approve the reimbursement. Steve seconded, all ayes.

Maintenance report-David Burt:

David stated he regularly monitored the wells, spoke to the person from Casey about mowing the perimeter of the meadow, met with a homeowner, removed the snow poles, picked up trash around the subdivision, raked gravel around well house areas.

David gave an update on Idaho Power doing upgrades in the subdivision. This will not happen until 2019 so we can go forward, as planned, with the mag chloride application on the roads this year.

David stated he changed the mph signs (speed limit is now 15 mph), checked the Triple Ridge gate area (after spring runoff), ran the generator, cleaned culverts, went to Home Depot for supplies and reviewed pictures on the trail cam.

Old Business:

- Delinquent account policy addition – The Board discussed shutting off water to properties that are delinquent in their association fees. There was discussion of the Bowles delinquency and that, following policy procedure, the Board will have David shut off the water to that property on July 1<sup>st</sup> if fees are not paid before that date. Steve motion to approve the addition to the policy. Kris seconded, all ayes.

- Newsletter – This will be sent out to property owners on Wednesday.
- Shed – Two bids were received for the ground work for the shed; \$944.50 Gardner Construction and \$1750.00 Secor Construction. Kris motioned to go with Gardner Construction bid. Steve seconded, all ayes. Lisa B. stated that Tuff Shed would like a deposit on the purchase of the new shed. The Board discussed a 10% deposit. Steve motioned to send the 10% deposit to Tuff Shed. Kris seconded, all ayes.

#### New Business:

- Wallworth fence plans – Kris Wallworth handed out a drawing of where they plan to put the fence (which will be the same as what is already on their property) and she is also asking for approval of the back being fenced, in the future. Steve motioned to approve the fence and location. Dee seconded, motion passed. Kris recused herself from the vote.
- Crancer fence plan-driveway – Janette would like to widen the end of their driveway (at the subdivision road area) so it's easier to get bigger vehicles in and out. Kris motioned to extend the driveway 3 feet x 20 feet, approximately. Steve seconded, all ayes. The Board asked about their lot line adjustment, did that happen? Janette stated that yes, it was finalized. Janette would also like to put in a fence for horse grazing. Kris motioned for Crancer's to be allowed to put up the fence. Steve seconded, all ayes.
- Trespassers – Lisa B. spoke about the 40 acre parcel adjacent to the subdivision. She stated the owner will be installing gates and fencing to keep people from trespassing. Ted Jewel spoke about his property and that he also has trespassers. Lisa B. spoke about the "bridle path" mentioned in the Division 2 CC&Rs. This path was taken out when Block 5 was amended in 1976, and no longer exists.
- Annual meeting agenda – The Board reviewed the agenda and decided who would be talking about which items during the meeting.
- Budget – The Board reviewed, discussed and set the budget for 2018-2019. Kris motioned to approve the new budget for 2018-2019. Steve seconded, all ayes.

Adjourn: The meeting was adjourned at 8:17 pm. The next regular meeting is set for June 4<sup>th</sup>. The annual meeting will be on June 1<sup>st</sup> at the Boise Basin Senior Center in Idaho City at 6:00 pm.

Respectfully submitted by:  
Dee Woodstrom, Secretary