Minutes

The Annual Meeting of the Members for
Bay Hill Springs Homeowners Association, Inc.
Monday, April 11, 2016

Meeting called to order at 6:37pm. by Greg Clovis

50% Quorum was not met, so the meeting was called to order with the revised 10% Quorum. There were 26 members present and 2 proxies handed in.

**Introductions:**
Greg Clovis introduced board members Fred Koch, Michael Camacho and Gary Groff. George Valentine was present representing AMI in absence of Tami Riddle the neighborhood manager. Guest speakers John Wasson, Ada County Highway District; Carrie Demirelli, Ada County Sherriff office, Neighborhood Officer, Matt Perkins, Boise Community Forestry.

A special thank you to George Totorica for Christmas Lighting for subdivision.

**Guest Speaker:**
**Matt Perkins, Boise Community Forestry** – discussed ownership of trees in easement areas and pruning. The trees are owned by the City of Boise and taken care of by Boise County Forestry and Ada County Highway District. The predominate tree in the area is the Ornamental Pear. The City prunes tree’s on a seven year cycle however when streets are repaired the highway district may come in and prune trees so that trucks can maneuver thru area without damage to them. If trees are damaged or needs replaced call the Boise County Forestry for information. A review of area was completed approximately 2 years ago by the City of Boise. Tree removal must be approved by City of Boise. Call 608-7700 if have any questions or visit website “park.cityofboise.org”, Community Forestry.

**Carrie Demirella- Boise Police Dept. Neighborhood Watch** – discussed crime in area and prevention. Indicated that there is a lot of identity theft going on in area from Small Loan companies, Tax Fraud, Falsely accusing someone they owe money to finance company, In home solicitors asking to use restroom and taking drugs or other items in house that were observed. There was a few home burglary in February 2106 and person was caught. Best advice was not to let anyone in your home for any reason even if they ask to use the bathroom or you invite in because it is a hot day and they seeking relief from weather conditions. Also, do not give out any personal information to anyone you do not know especially solicitors. Report all suspicious activity to police. Carrie present a brochure for TRACKMOLE a free service that helps recover lost, stolen and property left behind. It is available online at TRACKMOLE.com. The Police Dept. also endorsed the nextdoor.com method of getting information out about specific topics that are of interest. National Night Out is August 2, 2016, if neighborhood is planning an activity contact Police Dept. and they will schedule officers to attend so community can become familiar with police and other services they offer.

Minutes from the 2015 Annual Meeting were approved with no objections.

**Financial Review – Fred Koch** – Fred reviewed the financials for 2015 and the 2016 budget. The budget does not have much change from prior years. Collect of fee’s are good, homeowners pay on time and he thanked residence for prompt paying which resulted in no increase in dues for 2016. Recurring Expense
items about same as prior years. Tree pruning moved to recurring expense as this seems to be an event each year. General Labor / Repair $5,000 is for sprinkler repair, system is 25 years old and needing updated as time go on. $3,900 was spent on basic items are for new valves, check valves, time clocks and other sprinkler items. Non recurring expenses are for repairing/resealing asphalt path and fence damage and general repairs. Tree expense was budgeted at $3,500, however after walk through that money may not be need, but will be redirected towards improving entrance lighting. Cash reserves are building for future improvement projects as needed. Do not see any reason to increase fees. Special Assessments may be considered based on unforeseen or future needs of HOA. No questions were noted.

**Community Garage Sale** - scheduled for May 14, 2016 – 8:00 am – 2:00pm. St Vincent DePaul is schedule to collect unwanted items afterwards.

**New Business** – (Open to Floor for input)
Jeff Wilcox – thanked board for service,, suggested that board look into “deep root fertilizer” for trees to prolong life using a supplement such as 16-16-16. Board will consider and discuss with landscapers.

Lisa Page – asphalt sidewalks cracking on walkways around Sawgrass street, can it be replaced with cement? Board advised they may consider in 2017 budget, but needs to discuss with ACHD as far as who is responsible.

Summertime window mounted air conditioners are an eye sore. Are they allowed by CC&R’s? The board advised that they would review CC&R’s and see what can be done, if anything.

Dan Lynch – Walmart up-date – not closing, however several tenants in the commercial area behind subdivision are leaving. Create an area behind homes that abut up to that area concern with vandalism. Board advised responsibility of homeowner to maintain issues or problems. Board suggested report issues to 911. Ownership of property is Thornton Oliver, it was suggested that HOA send letter to them expressing concern and ask them to consider options to better control that activity behind the strip mall.

Unknown homeowner – can lighting be improved at entrances? Reminder to residence to leave night lights on to help prevent unwanted activity at night. Board will consider upgrading lights as lighting is old as discussed in financial review section.

New homeowner - did not get a welcome package. Board wanted to make sure that all new members are being welcome to area as soon as possible after move in. Board suggest that AMI look into a process to establish that program.

**Guest Speaker** – John Wasson Ada County Highway District, Traffic Control – a traffic survey was completed to determine the need for speed bumps at entrance to subdivision based on request by homeowner. John explain traffic flow and how survey was done. Details of the survey can be obtained from his department however it was indicated that traffic flow in the Bunchberry area was within limits and speed bumps were not warranted. The survey done for the Sawgrass entrance showed that based on the criteria speed bumps may be consider, however 75% of the people along that street must sign in agreement. After that the HOA Board must approve for payment. Cost was estimated at $25,000. John explained that there is a 60 day window in which signatures must be obtained. At this time no further action will be taken by the ACHD until they receive the sign 75% petition back. The Board will review at
that time. John Wasson indicated he would be glad to answer any question if he is contacted. He can be reached at 387-6151.
Open Topic’s – HOA can ask for Radar Speed Trailer 2 times a year. Can be used to deter speeders. If bushes or trees need trimming because of obstruction of stop or other signs call ACHD to get them taken care of.

**New Business** - No new business was brought up by homeowners present.

**Election of Officers** – no nominations were offered for Board of Directors. A motion was made to keep existing Board of Directors, and seconded. The vote was unanimous and the current Board was retained.

The Annual Meeting was adjourned at 8:27pm.