

Quail Meadow Homeowner's Association, Inc.



2024 HOA ANNUAL MEETING

The Annual Meeting of the Quail Meadow Homeowner's Association, Inc. was held on Tuesday, March 12, 2024 at 6:30 pm at the Caldwell Library, 1010 Dearborn Street, Caldwell, ID 83605

Attendance at meeting: Randy and Monica Seward, Tim Schaap, Bill and Barbara Pike, Richard and Betty Renstrom, Russ and Joyce Cuddeback, Sherry Jordan, Perri Wilson, Marcene Robertson, Brad Crinshaw and Martha Rohall. Proxy notices were handed in for Joe Wilson and Shelley Tabor.

President, Randy Seward called the meeting to order at 6:35 pm. He welcomed everyone to the meeting and thanked everyone for attending. He introduced the officers: Randy as President, Monica as Vice-President, Tim as Treasurer and Barbara as Secretary.

Randy handed out an agenda. Copies of last year's annual meeting minutes were passed out. He asked everyone to review the 2023 annual meeting minutes and then a vote will be taken to approve. After review, Perri moved the minutes be approved as read and Joyce seconded. No further discussion, motion passed.

SECRETARY'S REPORT

Barbara explained the Fall Get-together was held Thursday, August 31 and 24 people attended. It was a good time and the food was wonderful but we did have a problem with flies. It was suggested that we should move the date up to avoid flies but then it is so hot in July. Perri commented the previous year when the get-together was held on August 17, that there were no flies. Barbara asked if there was a volunteer that would like to host the get-together in their back yard. Please call Barbara at 208/454-1820 if you could do this. In the meantime, Monica and Barbara will call around to see if there is an enclosed space that would work.

BUSINESS REPORT

Randy gave a quick review of all that has occurred to transition away from Northern Star to our own managed HOA. Things are going well and the bank account, PO Box, web site and e-mail address are established. Randy thanked Joe Wilson for being so helpful in getting all things set up. He explained that as soon as he has more time, he would like to expand the web site to include more information that would be helpful to all homeowners.

NEW BUSINESS

Randy brought up the extra expenses we have had with sprinkler system repairs and tree removals. The catch basin on Quail Place could potentially become a problem if too much rain causes it to fill up and not drain. Richard explained there are two drains but they are not connected to a city drain. Therefore, too much water has no place to go. It is doing well for now.

The Landscaper is back and will be doing a fall/spring cleanup this week and he will be fertilizing the common grass areas. His price for lawn maintenance will remain the same as last year.

Martha explained that Shelley would be available to review any comments placed on the website that might be offensive to some. Randy explained that the President and Vice President are the only ones that see the comments placed on the website and only items approved by the board will be published on the site. A thank you to Shelley, but for legal purposes it is better to only include information that all homeowners should have access to (minutes of meetings and announcements, etc.)

TREASURER'S REPORT

Three homeowners have not paid their 2023 dues and this has shorted our funds. The HOA dues were discussed in length. Our dues have remained the same for several years and may need to be increased to cover maintenance expenses. Joyce commented that dues were raised during her time as President and as costs increase then our dues should also increase. The board will discuss again at the end of the year and possibly increase with the invoices sent out in January of 2025. Our HOA dues are very low and all costs have gone up. It may be time to access a one-time payment from homeowners or increase dues to give us extra as needed for unforeseen expenses. Richard explained that the three homeowners may need to be visited to explain that they could make monthly payments and also explain how not paying dues could ruin their credit and put a lien on their property.

Tim handed out copies of his quarterly expenses review and a proposed budget. Tim has worked many hours on the budget layout and this version keeps it in simple understandable terms.

After his review and discussion, Betty moved the 2024 budget be approved. Tim seconded and the motion carried. This year we will know exactly what is in the bank account without the confusion of who paid what as we started out in 2023.

OTHER BUSINESS

Bill asked what can be done to homeowners that continually violate the HOA Covenants. Richard explained the law of the covenants. Some homeowners care about the upkeep and visual of their property and some don't. He suggested using City Codes for many issues: constantly barking dogs, trailers parked on property, too many parked vehicles on street, etc. Most homeowners care about the beauty and upkeep of our neighborhood but there will always be some that don't.

It was asked if there are still plans in the works for the new subdivision across Dorman. The property is up for sale again and no new information is known. Richard explained that the water pump station does not carry enough water for two subdivisions and that our subdivision would be considered first by Idaho Law.

We thank Richard for his broad understanding of our HOA covenants and Idaho Law and for sharing his knowledge with all of us. Thank you, Richard!

No further business was presented.

Meeting adjourned at 7:35 pm.

Respectfully submitted: Barbara Pike, Secretary, Quail Meadow Loop Homeowner's Association