

Spirit Lake East Homeowner's Association

Post Office Box 217; Spirit Lake, Idaho 83869

Semi Annual Membership Meeting Minutes

May 8, 2001 - 7:00pm - Timberlake School

Call to Order - Jess Blocker 7:10 pm

Thank you to "Get A Quorum" Committee for all their efforts and achieving a high attendance. Introduce current Board Members and explanation of positions.

Minutes – Dawn Crabb 7:12 pm

November Semi Annual Membership Meeting minutes are on tape. Quorum was not established – not an official meeting.

Mary Lou Gunn – MOTION made to move Election of New Board Members from end of meeting to earlier; Board Members – SECOND; MOTION carried.

Treasurer's Report – Debbie Lawson 7:15 pm

Attachment 1 – Balance Sheet and Income Statement (3 pages)

Committee Reports -

Audit Committee - David Haught

Not Present

Road Committee – Wilhelm Napier 7:17 pm

Introduction of Committee Members: John Holst; Tony Tarnowski; Bob Max.
Attachment 2 – Road Committee Mission Statement. Reviewed Mission Statement. Committee intends to try new approaches to road maintenance / improvement and encourages input from residents. Committee is reviewing maintenance funds and is setting goals for 1-5 years to be presented to the Board Members and Association. Currently the Committee's priorities and objectives are safety (plowing/sanding) and grading. New approaches will be tested prior to implementing completely.

Floor Opened Up: John Holst – Explanation of By-Laws vs CC&Rs. By-Laws are the operating procedures for the Board and Committees and the CC&Rs govern the individual properties and community roads. Further explanation of By-Laws Article V.5 and Article VI.1-3. Encouraging SLEHA residents to please vote to lower the quorum in order to enable the Road Committee and Board Members to conduct business in regards to road and vehicle maintenance while reminding SLEHA residents that without the ability to sell or purchase equipment and/or material the road can not be improved.

Architectural Review Committee - Mary Lou Gunn 7:25 pm

Two (2) new construction, one (1) extension, Lot 29 is rebuilding. Currently a total of 163 homes built (over half the community)

Timber Committee - Jeff Malloy 7:28 pm

Lot 71 obtained a permit for thinning.

Nominating Committee – Cheryl Wolf

7:40 pm

Cheryl Wolf re-counting attendance and proxies to establish Quorum. Mary Lou – Each nominee introduced then spoke about themselves and why they want to be elected to the Board. Jess Blocker, Dawn Crabb, Debbie Lawson, Brent Eggersten (Attachment 4), Cindy Holbrook, Jeff Malloy, Mary Lou Gunn, Lois Tarnowski; Cheryl Wolf, Jeff Hill, Kay White, Bob Lloyd (by Jess Blocker); Withdrew – Ian (Pete) Gunn, Joyce Holst,

Second request made for everyone present that is holding any proxies and/or has not signed in to please do so now.

Establish Quorum – Jess Blocker

8:10 pm

Cheryl Wolf (witnessed by Joyce Holst and Dawn Crabb) Required for Quorum 133 - Official Count 134. Quorum Established.

Election of New Board Members – Cheryl Wolf / Mary Lou Gunn

8:15 pm

Please turn in all Ballots. Cheryl Wolf and Mary Lou Gunn conducting election count.

Old Business

Plow Truck Update – Jess Blocker

8:20 pm

Proposal for approval from November Semi Annual Membership Meeting has been tabled until further notice. Rental plow truck has been returned.

Weed Control 2001 Plan – Jess Blocker

8:25 pm

Roadside Weed Control Plan is in place.

Floor Opened Up: Lois Tarnowski - Should have Weed Control Plan presented to SLEHA for vote. **Roger Benoit – MOTION to discuss weed spraying.** Lois Tarnowski – Weed Control Plan has not been approved by SLE Homeowners. Attachment 3. **Lois Tarnowski – MOTION for Road Committee to make available prior to spraying.** Jess Blocker – Road Committee has not controlled nor been responsible for the weed spraying. Jake Rupley is a professional. Idaho States requires weed control. The nap weed is a very aggressive weed and without spraying, the roads would be over taken (narrowing the width) by the nap weed. There is not enough traffic to keep the nap weed under control. Bob Costigan – Without the spraying each property owner would be responsible for their property. The Weed Control Spraying is only done on SLE Association right-of-ways not properties. The Weed Control needs to be done to avoid the County taking over and doing it which could cause higher costs for property owners. Bob Max – Road Committee agrees with this year's plan for spraying and will be reviewing alternative methods for next year and future years. *Contact the Road Committee to have your property marked with "NO SPRAY SIGNS".*

Dawn Crabb - DISCUSSIONS STOPPED TO RETURN TO OPEN MOTIONS.
Correction to earlier motions: **Lois Tarnowski – MOTION to approve 2001 Weed Control / Spray Plan and to honor homeowners' request for "NO SPRAY" zone and those homeowners be responsible for weed control in "NO SPRAY" zones;** **Roger Benoit – SECOND;** **Kathy Holst – AMEND for Board to notify by sign at Community entrances and website (www.webpak.net/~sle);** **MOTION CARRIED.**

Road Committee Plan – Wilhelm Napier

8:40 pm

Discussion on current status of equipment and suggested course of action. Suggest liquidating old equipment/assets (scrap iron, dump truck and grader - estimated income

\$4,500 to \$6,500) with approval of additional \$10,000 available funds, Road Committee would purchase reliable plow truck.

Floor Opened Up: Kathy Gray – Still have a grader, if a grader is sold? Wilhelm Napier – Yes. Cheryl Wolf – Questioned why SLEHA have so much equipment? Suggest contacting a consultant to review current status and advise on best course of action and equipment for road maintenance and improvement. **Bob Max – MOTION for SLEHA to authorize Road Committee to sell Gallion and International and spend addition \$10,000 to purchase 6 yard dump truck; Jeff Hill – SECOND.** Don Walter – Is the Emergency Fund to cover the \$10,000? Jess Blocker – No, Emergency Fund is set aside; Debbie Lawson confirmed availability of funds; **MOTION CARRIED**

Quorum Change – Jess Blocker

8:50 pm

Floor Opened Up: Wayne Burton – recommends lowering quorum to 25% vs 10% because of inability to obtain quorum on a regular basis. Changing the quorum does not allow for changes to CC&Rs only ability to contact business as stated in the By-Laws. Tony Tarnowski – Agree with lowering quorum to 25% due to need for conducting business – equipment / material purchases, etc. **Tony Tarnowski – MOTION to lower quorum to 25%; Jeff Malloy – SECOND.** Steve Gray – Have been able to achieve quorum on “burning” issues. Do not believe it’s appropriate to lower quorum. Kathy Gray - Like neighborhood, privacy and CC&R’s, do not want quorum lowered; Bob Costigan – Requested ID Statute number; Kathy Holst – Currently have quorum, in an effort to further discuss this issue suggest not adjourning meeting rather reconvene in 30 to 60 days – current quorum would hold. Jeff Malloy – Lowering quorum will get residents interested to attend future meetings. Have been here five (5) years and only achieved a quorum once. Cheryl Wolf – Didn’t send out specific voting notice prior to this meeting – can’t vote on lowering. Mary Lou Gunn – Took four (4) women to call every homeowner in order to obtain a quorum. **Joyce Holst – SUBSIDIARY MOTION to postpone decision on earlier motion until June 5, 2001; Wilhelm Napier – SECOND.** John Holst – Reminder that this quorum change does not affect CC&Rs only By-Laws. CC&Rs are for properties and By-Laws are internal operating guidelines for Board and Committees. **VOTE: Subsidiary Motion Not Carried; VOTE: MOTION to lower quorum to 25%; Jeff Malloy – SECOND; MOTION Not Carried – Quorum to remain at 45%. Count Yes – 40; No – 94.**

AGENDA ADDITION – Adopt a Highway Clean Up – Heather Napier

9:08 pm

In an effort to promote better leadership in community, Timberlake High School is requesting the 1 mile on Hwy 54 beginning from Highway 41.

Floor Opened Up: Jess Blocker – That mile was relinquished last year. Debbie Lawson – Idaho State provides signs.

NOTE: Election not complete, will be complete by tomorrow May 9, 2001 evening and posted on website (www.webpak.net/~sle)

Meeting Adjourned

9:10 pm