

Spirit Lake East Homeowner's Association

Post Office Box 217; Spirit Lake, Idaho 83869

Monthly Board Meeting Minutes

June 5, 2001 - 7:00pm - Spirit Lake Senior Center

Call to Order & Establish Quorum - Jess Blocker 7:00 pm
Quorum established – Board Members in attendance: Jess Block, Cheryl Wolf, Debbie Lawson, Dawn Crabb, Jeff Hill, Mary Lou Gunn, Eric Redman (Attachment 1 – Proxy)

Minutes – Dawn Crabb 7:05 pm
Semi Annual Minutes read (Attachment 2). To be posted on website as “UNAPPROVED”, to be approved by Members at next Semi Annual Membership Meeting, November 2001.

Treasurer's Report – Mary Lou Gunn 7:13 pm
No Report available – not complete

Action Items – Dawn Crabb 7:15 pm
Reviewed and Updated (Attachment 3)

Committee Reports -

Audit Committee - David Haught 7:20 pm
No Audit Report. Have been receiving phone calls and want to inform the Board. “Does SLEHA need a new plow truck? Received many complaints on the election process. Confused and frustrated with candidates being on the ballot and then withdrawing and have to redo ballot.

Floor Opened Up: Cheryl Wolf – Agree election could have been done better; however, considering lack of time available believe it's the best to-date. Large election should have the officers staggered instead of having 6 of 7 to be elected. David Haught – Do not like electing Board Members and having the Board Members select officers. Agree elections should be staggered. John Holst – Requested suggestions for future elections. Joyce Holst – Confirmed that elections were done as supposed to with electing Board Members only not officers. Roger Benoit – Also received calls regarding the elections; however, these were about the handling of the ballots. Should have a 2 envelope system with a ballot box. Outside envelope is for addressing/mailing and verifying eligibility for voting, inner envelope is for confidentially and placing in ballot box. Cheryl Wolf – Agree with the box for ballots. Jeff Hill – Agreed with 2 envelope system and ballot box. Joyce Holst – Concerned with vote by mail or vote by ballot. Suggest reviewing procedure prior to next vote.

Road Committee – Bob Max / John Holst 7:25 pm
New street signs are being received and exchanged with old signs. Advertisement in the Nickelsworth for sale of equipment (sealed bids). No minimum bid required. Road Committee is continuing to research alternate methods for maintenance and improvement of road. (Attachment 4 – Technical Bulletin) Main problem is need for better road base.

Floor Opened Up: John Holst – Plan to conduct tests on high traffic areas prior totally implementing a new method. Would like Board Members to recognize Road Committee as body responsible for road maintenance and improvement and not to override Road Committee. Road Committee will hear suggestions and take recommendations..

Floor Opened Up: Debbie Lawson – Cost for new method cost same as oiling? Bob Max – New approach has binding factors done chemically vs. naturally, speeding the normal process. More than dust control. Entrance sign at Cd'A has been taken down to be cut down and redone for smaller information signs for each entrance. Jess Blocker – Encourages Road Committee to continue they're plan of action. Roger Benoit – Currently oils in front of his home, would be willing to assist with some of the cost.

Architectural Review Committee - Mary Lou Gunn 7:40 pm
No change

Timber Committee - Jeff Malloy 7:41 pm
Not present

New Business

Swearing in New Board Members – Jess Blocker 7:45 pm

Cheryl Wolf - Resigned position due to home for sale (Attachment 5 – Resignation), recommend Bob Lloyd to be appointed replacement since he had the next highest count in the election. Jess Blocker submitted Bob Lloyd for Cheryl Wolf's replacement; Mary Lou Gunn submitted Lois Tarnowski as Cheryl Wolf's replacement. Each candidate introduced themselves and shared they're goals.

Bob Lloyd – Employed as Public Works Director for Rathdrum. Aim is to eventually turn Association roads over to Kootenai County. Need to improve road equipment and shop. Will work on enforcing CC&Rs

Lois Tarnowski – Resident of SLEHA 2-3 yrs. Have been attending Semi Annual Membership Meetings and Monthly Board Meetings to better understand and get involved. Would like to see the Board develop a better reputation in the community and for this to be done professionally with better/improved communication. Concerned with widening the roads would cause owners to lose property.

Jess Blocker – Explained that the roads are deeded to the Association and that individual property owners would not experience a lose. Conducted vote for appointing Bob Lloyd or Lois Tarnowski. Board Members wrote down choice and pass ballot to Dawn Crabb for count: Bob Lloyd – 4 votes; Lois Tarnowski – 2 votes. Bob Lloyd and Debbie Lawson sworn in.

Electing New Officers – Jess Blocker 7:55 pm

Mary Lou Gunn nominated Jeff Hill as President, Debbie Lawson second; Dawn Crabb nominated Bob Lloyd as President, Jess Blocker second. Due to tie Election of President tabled as per Robert's Rules of Order. Debbie Lawson nominated Mary Lou Gunn as Treasurer, Dawn Crabb second – All Board Members in favor; Mary Lou Gunn accepted. Bob Lloyd nominated Dawn Crabb as Secretary, Debbie Lawson second – All Board Members in favor; Dawn Crabb accepted. Return to vote for President – 3 votes Jeff Hill, 3 votes Bob Lloyd, Jess Blocker broke tie in favor of Bob Lloyd; Bob Lloyd

accepted. Dawn Crabb nominated Jeff Hill as Vice President, Debbie Lawson second – All Board Members in favor; Jeff Hill accepted.

President -	Bob Lloyd	2 year term
Vice President -	Jeff Hill	3 year term
Treasurer	Mary Lou Gunn	3 year term
Secretary	Dawn Crabb	3 year term
Member	Debbie Lawson	2 year term
Member	Jess Blocker	2 year term
Member	Eric Redman	Indefinite (Hanson Representative)

Check authorization – President, Vice President, Treasurer

Committees – Help wanted ad to be placed in next newsletter. Lois Tarnowski volunteered to publish newsletters and will contact Vanessa Benson to be sure she is no longer doing the newsletter. John Mamucia, Joyce Holst and Laura Morton volunteered to assist with ARC. Mary Lou Gunn resigned as ARC Chairperson due to possible conflict of interest.

Off Road Vehicles – Jess Blocker & Dawn Crabb

8:15 pm

(Attachment 6 – Rules/Regulations for Article IV Section 2.C.8 & letters from SLEHA lawyers)

Jess Blocker – Background on the issue for those new to the conversations. Approximately two (2) years ago the Board Members reviewed and interpreted the Article IV Section 2.C.8 to say the Board Members could establish Guidelines/Rules for the use of snowmobiles and motorcycles. Debbie Lawson put a lot of time and effort in composing the first version, which was published in the newsletter and placed on the website. Recently there was a challenge to the issuing of these Guidelines/Rules, so they were removed from the website while the dispute was discussed with the lawyers. Attached are copies of letters to and from the SLEHA lawyers addressing first how to change Article IV Section 2.C.8 and second can the Board Members issue Rules for use of snowmobiles and motorcycles. In conclusion, the Board does have the authority to issue Rules/Regulations as referenced in Article IV Section 2.C.8. Dawn Crabb handed out a revised copy of the Rules and Regulations eliminating the wording “off road vehicle”, because the CC&Rs does not address “off road vehicles” rather snowmobiles and motorcycles. All voice hope for Board Members to support the Rules/Regulations, because it then gives the “honest” residents the ability to use their vehicles and have ingress & egress. By not supporting the Rules/Regulations, the Board Members are only stopping the “honest” residents, not stopping the non-residents and/or the residents that choose not to follow the rules.

Floor Opened Up: Jeff Hill – Have neighbor that has made a track and run on it for long periods of time; Dawn Crabb – Agree with frustration, Questioned how to enforce ATV’s, not covered in CC&R’s; Cheryl Wolf – How are the rules and regulations enforced? Mary Lou Gunn – Resident have been riding and children riding is dangerous. Bob Max – Private Road Enforcement: Per Bonner County Sheriff, SLE roads are considered a thoroughfare Kootenai to Bonner County, remind law enforcement anytime they tell you they can’t help because SLE is private road. Jess Blocker/Joyce Holst suggest using the word “WANT” when contacting law enforcement. Bob Lloye – Need to update CC&Rs and include methods for enforcing CC&Rs. Debbie Lawson – How is motorcycle defined, dirt bike or street legal bike? **Bob Lloyd – MOTION to table issue for further discussion, Jeff Hill – SECOND; MOTION carried.**

SLEHA Annual Picnic – Jess Blocker

8:40 pm

Due to poor turnout last year, recommend requiring a minimum RSVP or cancel. David Haught suggests advertising picnic on separate flyer and/or large notice in newsletter.

Accountant Fees – Debbie Lawson (ADD ON)

8:45 pm

Accountant is request approval of increase of fees from \$200 to \$300 per month. Currently SLEHA is \$100 less than other clients. Originally was doing check writing, now doing bookkeeping, research, phone calls, etc.

New Website – Debbie Lawson (ADD ON)

8:50 pm

Micron is currently no charge for SLEHA Website; however Micron will begin changing to Earthlink with a charge. Does the Board want to pay approximately \$15/month for a host site or stay as is? A host site will allow for growth and improvements. Jeff Hill suggests spending the monthly cost and recommends spending up to \$20/month. Jess Blocker – MOTION to research options for web host, Dawn Crabb – SECOND; MOTION carried. Laura Morton has arohost.com.

Meeting Closed

9:00 pm