

# Spirit Lake East Homeowner's Association

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Post Office Box 217; Spirit Lake, Idaho 83869

## Monthly Board Meeting Minutes

July 3, 2001 - 7:00pm - Spirit Lake Senior Center

**Call to Order & Establish Quorum** – Bob Lloyd 7:00 pm  
Quorum established – Board Members in attendance: Bob Lloyd, Jess Blocker, Debbie Lawson, Dawn Crabb, Jeff Hill, Mary Lou Gunn

**Minutes** – Dawn Crabb 7:05 pm  
June Board Meetings (Attachment 1) – Approved.

**Treasurer's Report** – Mary Lou Gunn 7:15 pm  
Meeting date changed – no report available. Safety deposit box key lost – need to locate. **Debbie Lawson – MOTION to have SLEHA safety deposit box drilled ASAP; Jess Blocker – Second; Motion Carried.** David Haught – recommended witness. Submit last month's Treasurer's Report (Attachment 2). Accountant's new fee \$200 to \$300 per month. **Mary Lou Gunn – MOTION to approval accountant's fee increase from \$200 to \$300 per month; Debbie Lawson – Second; Motion Carried.**

**Action Items** – Dawn Crabb 7:20 pm  
Reviewed and Updated (Attachment 3) David Haught – Question where the road test site is; Bob Lloyd – Tests are not being done yet due to poor road base. Will wait for Road Committee to respond. Scott Thompson – What does it do? Bob Lloyd / Jeff Hill – Binding agent; deeper than chip seal and/or dust control. Bill Mueller – Grid Roller? Bob Lloyd – not enough road base. Bill Mueller – EPA requirements; Bob Lloyd – Old roads not being reviewed, EPA currently working on new roads (Grandfather clause) Mary Lou Gunn – Suggest money market vs. savings account for the Emergency Fund.

### **Committee Reports -**

**Audit Committee** - David Haught  
No Audit Report.

**Road Committee** – Bob Lloyd 7:28 pm  
Gallion and Dump Truck sold – need to locate titles (Safety deposit box?) No Report.

**Architectural Review Committee** – John Mamuscia 7:30 pm  
Lot 221 – New construction;

Floor Opened Up: Bill Mueller - Brother construction worker; needs place to park RV. Designed building to store RV for use between jobs. Stored out of sight. Is this okay? John Mamuscia & Mary Lou Gunn – okay; submit plans; Bill Mueller – Realtor signs being posted on property; Dawn Crabb – Homeowner asked if it's illegal to post realtor signs at entrance; Board members – responded no it's not; however needs to be removed upon sale of home; Dawn Crabb – someone is taking the signs, Does someone own the property at the entrances where they're posting the signs? Board & members – No, County owned right-of-way for Hwy.

Timber Committee - Jeff Malloy  
Not present

### Old Business

Review Committee Appointments – Bob Lloyd 7:35 pm

Audit Committee – David Haught (Chairperson), Roger Benoit  
Road Committee – Wilhelm Napier (Chairperson), John Holst & Bob Max, Tony  
Tarnowski  
ARC – John Mamuschia (Chairperson), Joyce Holst & Laura Morton  
Timber Committee – Jeff Malloy (Chairperson)

New SLEHA Website – Debbie Lawson 7:40 pm  
Attachment 4

Off Road Vehicles – Jess Blocker 7:45 pm  
Open discussion from last meeting

Jeff Hill – Read letter from attorney sent to Board Members (Attachment 5). Self interpretation is no Board Member can issue Rules/Regulations. Spent own money to protect owners & Board Members from lawsuit. Regardless of personal agenda, volunteered and/or elected, sole objective is to uphold CC&Rs.

Floor Opened Up: Jess Blocker – May 30, 2001 letter from Redal & Redal omitted. Mary Lou Gunn – Scott Poorman's July 14, 2000 letter (previous SLEHA attorney) stated only ARC is granted authority to issue guidelines. Bob Lloyd – Issue was tabled at previous meeting – not an issue, letter wasn't necessary. Mary Lou Gunn – Rules & Regulations not officially rescinded. Jess Blocker – Lawyers only answered *if* CC&Rs can be changed, not if Board had authority to issue Rules & Regulations. Mary Lou Gunn – You have 1 lawyer that says yes and we have 2 lawyers that say no. Jeff Hill – We need to protect the majority, not minority. Bob Lloyd – Matter is tabled for further discussion; Jeff Hill – Request clarification. Bob Lloyd – Revisit CC&Rs, By reviewing CC&Rs concerns, the Board will prioritize the list of changes and then take action. Mary Lou Gunn – Agree and want the Rules & Regulations rescinded. **Jess Blocker – MOTION to put in SLE Newsletter that Rules & Regulations are no longer in affect and being reviewed by Board in regards to lawyers letters; Debbie Lawson – Second; Motion Carried.**

Debbie Lawson – Suggest a Special Board Meeting to discuss/review the Rules & Regulations issue; Jeff Hill – Board Members need come prepared with their proposal in order to accomplish something; Bob Lloyd – One Agenda Item Only – Rules & Regulations for Article IV Section 2.C.8. Mary Lou Gunn – Concerned with Secret Meeting; Debbie Lawson – Not Secret; just for Board Members to discuss issue prior to presentation; Bob Lloyd – Tuesday, July 17, 2001, 7pm

Revised ARC Guidelines Update – Mary Lou Gunn 8:05 pm  
Mary Lou Gunn – Forwarded to John Mamuschia and now being reviewed. Jess Blocker – Jake Rupley on Committee? Where are the books?

## New Business

Future of SLE Roads – Bob Lloyd

8:10 pm

Bob Lloyd – Need to start a fund NOW to invest (raise dues, funds) to get road up to par in order to move forward on improvement. County will take over roads a mile at a time as long as connected to paved County road – need to start at entrances. As community grows, the dust will be out of control.

Floor Opened Up: Cheryl Wolf – Silverwood has chip sealed their parking area – need to look at this option; resident may not be able to afford increased dues. John Mamuscia – New rock base road in Post Falls might be an affordable option. David Haught – Any decision is better than nothing, need to move in small steps. Debbie Lawson - \$100 / year added for road, would be a good start. Need to work hard for a vote this November. David Haught – Get started – in 3 years we'll be further than today. Mary Lou Gunn – Fund raising; garage sales; bake sales – previous group made \$2-\$3K per year with garage sales. Bill Mueller – Need to lower traffic (UPS, FedEx); suggest putting mailboxes at entrances; Various members pointed out that many people shop on the internet and need UPS & FedEx to deliver in community. Bob Lloyd – Need to research funds & loans for private communities; David Haught – Suggest presenting plan first prior to discussing option of increase dues; Jess Blocker – Suggest reviewing current budget for available funds to start “Road Improvement”

Realtor Suggestion – Bob Lloyd (ADD ON)

8:20 pm

Bob Lloyd – Realtor suggests have garage sales and charging each realtor for increased traffic / visibility.

Meeting Closed

8:25 pm