



POA BOARD MEETING 9/10/2022

AGENDA

County Turnaround- Scott Gillepsie, Member

Welcome Message - Amy Karcher, President

Regular Affairs:

1. Administrative
2. Nominating
3. Amenities
4. Water
5. Maintenance

ATTENDEES

Board Attendees:

Amy Karcher

Michael Wade

Gary Myers (via Zoom)

Michelle Fillion

Maintenance:

Lowell Howlett

Michael Howlett

Other Members:

Russell and Debra Gomez

Ross Karcher

Nathan Caslan

Steve Howard

Scott Gillespie

Absent Board Members:

Terry Carlson

Marty Phipps

Daleen King

MEMBER CONCERNS: COUNTY TURNAROUND

Scott Gillespie raised concerns about county turnaround:

- He's a 20 yr resident
- Turnaround will bring added ATV traffic and will detract from the peaceful nature of his property

Steve Howard spoke about the history of the road. In 2018, the upper mountain way was deeded to County. The county is to maintain the road going forward. It was supposed to be brought up to County standards by a developer of adjacent land, but they pulled their development plans.

Lowell: Jim Degroot got an informal bid on turnaround(Lowell). People uphill help pay for turnaround, and county to help. No bid seen yet. Rick Thomas was called by Lowell, couldn't reach.

Amy: Current planned turnaround location is a bad spot for everyone concerned. Given the potential for future development, we should invite county to special meeting to get info and come up with plan going forward. We can note ATV concerns on our website.

Michelle: Find deed showing transfer to county of mountain way, speak to Sheriff about patrolling, and talk to County about roads.



WELCOME

Mission: To maintain and protect our mountain community while uniting and engaging our membership.

Through:

- Committees
- Member Engagement
- Modern Governance & Technologies
- Engagement on Next Door & Social Media

1. ADMINISTRATIVE

- Meeting schedule- We normally don't meet from December-March. But given Board turnover, it may be ideal to continue meeting to help transition.
- Advisors- Amy addressed the ongoing need for Board advisors- Steve Howard, Gary Myers, and a Legal person. Gary advised we have used Lane Erickson, out of Pocatello.
- Minute approvals- To facilitate a quicker turnaround, Michelle Fillion will distribute minutes and request changes over email
- Internet- The Boards are not allowed to use Cooper's internet- it needs to be 100% available for their business. Coopers uses Dot Bar through DirectCom. We need a dedicated line for the Board room, which may provide redundancy to Coopers in the event of a failure. To explore Starlink- roughly \$500 equip cost + \$100/month.
- Zoom- Should we open to membership for the regular Board meetings? Current licensing does not support more than 100 attendees and we don't want to publicly post the meetings links. Agreed to open Zoom meetings to members, if they request access to a meeting.
- State of Idaho- Officers, Director and Agents. Gary has the annual report ready to file, but wanted to wait to see whether we replace Terry Carlson before submitting to the State of Idaho. In August's executive session, Terry had indicated his desire to resign in the next few months. Also agreed to replace Steve Howard as our Agent with Michael Wade, as he's a full time resident. This led to a Nominating Committee discussion- see next slide.

2. NOMINATING COMMITTEE- AMY KARCHER, CHAIR

Needs:

- To appoint a new Board member to replace Terry Carlson. Terry will no longer be able to serve on the Board after November, but agreed we could appoint a replacement before that time.
- To appoint a second Director onto the Amenities Board, as Michael Wade had been acting in an interim role.

A conversation ensued:

- Amy recommended the Board appoint Nate Cason to replace Terry Carlson.
 - Amy had reached out to Jim Degroot after the election about Terry's open position, but did not hear back from him.
 - Amy met with a handful of members since the election. She identified several potential candidates, including an ideal candidate for both the open Board & Amenities role- Nate Cason. Nate has been in the construction and real estate development industry for 27 years. He has 15 plus years experience in land use re-zoning and permitting all over the United States. His land background would be ideal to help work on future Beach issues & solutions.
 - Why so sudden? Should we consider waiting? Should we solicit more members? We could, but the new Board is overwhelmed trying to get up to speed. We could use the help on Amenities sooner than later. We are allowed to appoint to fulfill the remainder the term per our Bylaws. Ideally, we should solicit more members for future positions- and we will. But we have a good candidate now and need the help.

Michelle made motion to appoint Nate as board member and amenities director. Michael Wade seconded. Vote unanimous in favor. Motion passed.

3. AMENITIES- AMY KARCHER, DIRECTOR

- Amy: Mentioned a handful of amenities needs- Beach, pickleball courts, collapsed Golf Course pond drainage pipe, Cooper's Maintenance and upgrades, etc. Agreed to dig into the budget and see what can come out of the existing budget vs un-returned dues for 2022, 2023 and beyond.
- Gary: Since the Amenities Corporation is for profit- we generally transfer unspent dues back to the POA as of 12/31 and then move it back after 1/1 of the subsequent year. However, the return of unspent dues from Amenities to POA/HOA has not happened for the last few years- it's sitting on the POA's balance sheet as a liability. Ideally, we need to work with the HOA's Board to decide what to do with the money in the future.

There will be a joint meeting in November to approve Amenities capital projects/ budget

4. WATER- METERS AND BILLINGS

Meter reading were recently completed by Dan & Michelle Fillion.

- Gary: There are some discrepancies on Plat B when compared to prior year readings. Gary will distribute a list of discrepancies.
- Lowell: Handed over a DEQ water connection assessment, and attached letter to Michelle. We need to verify number of connections. Michelle will scan and email to Gary.

5.1 MAINTENANCE- SNOW PLOWING

Problems:

- The POA charges a flat fee for snow plowing, but not all driveways are equal. Some can take 5 minutes and others can take 30 minutes to plow.
 - Lowell presented a tiered structure that increases due to a multiplier. Ranges from \$100-\$400 per season
 - 1x- 32 driveways @ \$100
 - 1.5x- 34 driveways @ \$150
 - 2x- 24 driveways @ \$200
 - 2.5x- 3 driveways @ \$250
 - 3x- 1 driveway @ \$300
 - 4x- 1 driveway @ \$400
- More discussions about snow plowing- there were some complaints this year:
 - Some members were not on the plow list. Need to be able to confirm.
 - There can be high expectations from members. Need to clarify we are providing basic snow plowing, and not full service, given the price point.
 - Need to make sure we plow all streets. Some did not get plowed last winter- too much snow in a short time.
- Amy: We should have a backup plan for snow emergencies- to solicit help from Dan Fillion and/or Steve Howard.
- Michael: We need to clarify plowing rate list and put in our communication to residents

5.2 MAINTENANCE- GARBAGE

Problems:

1. Some of the communities off of Loveland Lane removed their dumpsters and replaced them with can receptacles. We believe non-members are now leaving their junk at our dumpsters.
2. The junk being placed into our dumpsters have been causing damage to the county's garbage trucks.
3. As a member, I (Amy Karcher) did not understand the difference in what should be put in a dumpster vs trailer. I understood basic concepts- like let paint dry before you toss it and don't put stuff in that doesn't fit. But I never thought about the impact to the County's trucks. Likely because I've always had can service and have never lived in a dumpster community before. We might find other members are like me. Not aware because we never had to think about it before.



Action items:

1. Consider additional signage
2. Consider adding cameras
3. Consider physical restriction- such as a gate
4. Consider having a rolloff or box available- \$225 for 7 day period. When?



APPENDIX A- OTHER ITEMS, SCHEDULES & CALENDARS

WATER- DAN FILLION, WATER SYSTEM OPERATOR

Water usage: In the last 30 day period- 789K gallons, 299K on plat-B and 490K on Plat-C. These numbers are around 300K less than the last 2 years, but compare OK with pre-COVID usage.

Testing: We are up to date on all mandated testing, September coliform test will go out on September 12th.

Annual Readings: Water meters have been read and the readings supplied to Gary for computation.

Equipment: I called Core and Main in Logan, they have nearly all of the water meter hook up parts that I ordered in the spring, still waiting on the new meter setters. We should see a delivery from them before the end of October.

New Projects: We have a few other new construction projects, that have yet to contact me in regards to metered hook ups, but I have also not seen any excavation on those sites yet. They have about 2 months left to get those in if they want to be hooked up this year.

Issues: The grandfathered meter at C-611 was actually installed on C-612, 10+ years ago.

So C-612 is hooked up and I will install a new meter setup at C-611 when time and machinery availability allow.

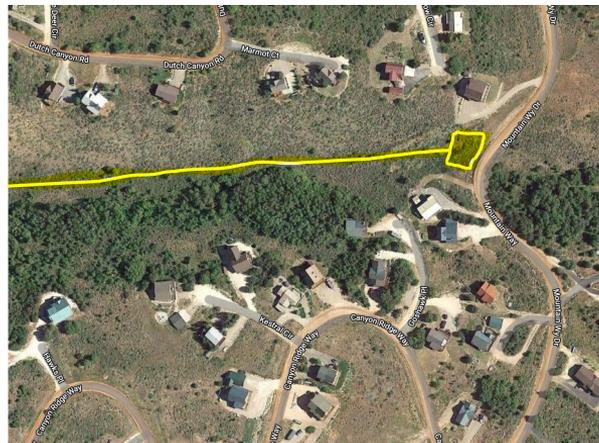
No other major issues to report at this time.

Action items: Work with DEQ to update address and water meter count. Lowell left a message.

MEMBER ENGAGEMENT- TBD, CHAIR

Dutch Canyon Trail & Trailhead Maintenance-

- **Background:** As members, Rod Miles & Connie Dooley asked permission to mow the weeds up Dutch Canyon trail so it can be used for hiking and snowshoeing. He previously had property in Timberlakes and they had a lot of community maintained amenities. He has a self propelled brush mower and acknowledged it's currently too dry to mow.
- **Research:** Michael Wade and Amy Karcher met with Rod and Connie and looked at the area. We also met with Tim & Amie Doepking, who own the property to the South of the trailhead. Amy also contacted Wade Sessions who owns the property South of the trail. Both are supportive of the trail, but concerned about parking.
- **Ask:** Can Rod maintain the trail?



Action items:

1. Consider risk management of liability: Accept, mitigate, transfer, or resolve

KEY DATES

Timeframe	Task
Every Month	Amenities Board meeting in person or over Zoom @ 9AM on second saturday
Every Month (proposed)	Board meeting in person or over Zoom @ 10AM on second saturday
January	Consider refunding any amenities carry-forward funds
August	Annual membership meeting for POA & Amenities- Exec to elect officers
September	Deadline to file annual report with State of Idaho - 9/30
October	Annual budget due (timing conflicts between CC&Rs & Bylaws)
December	Consider accepting amenities carry-forward funds

CURRENT BOARD MEMBER TERMS

Timeframe	Board Member
August 2020-2024	Terry Carlson (requested early resignation)
	Daleen King
	Gary Myers
	Marty Phipps
August 2022-2026	Michelle Fillion
	Amy Karcher
	Michael Wade