

THE SHORES HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES 12-8-16

1. MEETING CALLED TO ORDER

The meeting was called to order at 3:43 PM. All board members were present with the exception of Rachel Postigo.

2. REVIEW MINUTES FROM NOVEMBER, 2016 BOARD MEETING

The minutes from the November board meeting were reviewed and approved as submitted.

3. OTHER BUSINESS

a. Snow removal – see info provided by Summer Lawns

Summer Lawns provided a proposal for snow removal for review and discussion; Evolution had recently salted the sidewalk and Ron Winn has agreed to keep the sidewalks cleared with his 4-wheeler. It is agreed that the clubhouse parking lot and its adjacent sidewalks should be kept cleared; if the HOA were to keep all common area sidewalk on a contract with Summer Lawns to keep cleared it would include basketball and tennis court frontage, pump house area, and around all pond frontage areas. Doug suggested the HOA clear all the sidewalk areas, not just common area ones. It is estimated that at 3 to 5 cents per linear foot equaling \$260 per miles x approximately 5 miles of sidewalks would cost between \$1,000 and \$1300 per time just to do the sidewalks. Mike reported that per ACHD guidelines only they can clear or treat the streets. Mike will get bids from SL to clear all common and sidewalks and then a bid to clear all sidewalks. If SL was awarded the contract for snow removal The Shores would be lower on their pecking order as HP parking lots, etc. are at a zero tolerance and then the order goes 1", 2", 3", 4", and so on. Shores will want to be cleared at a 2" threshold.

b. Turn on gas fireplace

The fireplace will not turn on and Leann will call a repairman out to check. Also, there appears to be issues with the heating of the clubhouse; men's bathroom is hot and woman's is cold; thermostat for downstairs should be moved downstairs rather than upstairs and to an interior wall. Leann will contact Western Heating. Frank requested while they are at the clubhouse they service the heater and fan in the pump house, too.

4. FINANCIAL REVIEW - RICK SMITH

a. Current 12/8/16 income and expense report and balance sheet in both cash accounting and accrual accounting

Frank provided a brief review of the income and expenses and cash balance status. Pond maintenance is over budget as is Christmas light installation.

Doug asked about the chances of dues going down and Frank and Mike responded no; it will take two years or more to get the reserves built back up to where they need to be.

The board will provide an updated reserve analysis at the annual meeting.

Doug asked if we need to have a separate reserve account but it is decided it is not necessary at this time.

Pool expenses are up from 2015 due to increased usage are found to be in line.

b. Aging report month end 12/8/16

Accounts receivables are in fine condition and do not need further addressing.

c. Update on developer meeting

Don Newell, the Shores developer, met with HOA board members to discuss HOA expenses to be reimbursed.

It was a very productive meeting and Don agreed to reimburse the HOA for several expense items brought to his attention. Some remaining documentation is being gathered for Don.

Don also agreed to work with board members in the continuing investigation for solutions to improve the performance of the 2 water features at each end of Bellemonte Way. Updates will be provided in future board minutes.

d. Final review of 2017 budget

There was another brief review of the 2017 budget and once the YE 2016 totals are in the 2017 budget will be evaluated once more before being finalized.

e. NEW BUSINESS

Rick had no additional new business for discussion.

5. MIKE DEPAOLA –

a. Landscape Update

Mike's landscape update report is attached and included as a part of these meeting minutes.

Frank and Doug will look at the entry pump design, and at the trellis planter area to see if they can determine where the leak is. Summer Lawns will do the repair on the leak and bill Don Newell for the repair.

Doug requested Summer Lawns trim the grass around the pond valve controls once every two months for easier access in controlling pond levers. Mike asked Doug to mark those areas on a sight map.

While cleaning weeds out of the streambed, Summer Lawns discovered a drain no one knew existed.

Mike reported it took Summer Lawns about ten hours to clean out the waterways.

Frank reported that Summer Lawns cut down everyone's shrubs who lives around the ponds, instead of just cutting down common area ones.

b. NEW BUSINESS

Mike had no additional new business for discussion.

6. FRANK ROACH

a. Irrigation, pond, & water feature update

Frank's update report is attached and is a part of these meeting minutes.

As was discussed in the meeting with the developer earlier, Don is helping the board look for a fix for the stinky water feature. It has been determined that the smell is coming from iron bacteria coming from the ground water; Doug suggested sealing the feature from ground water coming in to it. All solutions are still work in progress and being investigated and considered.

It is agreed to get the same painter that painted the clubhouse in 2013 to paint the pump house when weather permits. (Platinum, Inc. Painting & Construction, Boise, ID 83715) Frank reports that the tree that fell on the Husk's mailbox was NOT a common area tree; rather it was a tree from the landscape bulb that is located between homeowner's properties that are shared and maintained by homeowners on each side of the landscape bulb. It is agreed that the ownership and maintenance of the landscape bulb needs to be addressed at the annual meeting to ensure all homeowners are aware.

b. NEW BUSINESS

Frank had no additional new business for discussion.

7. DOUG O'NEILL

a. Irrigation Valve Installation Update

Doug's update report is attached and it is a part of these meeting minutes. He added that Mel Carson is the Mace Catlin ditch master and makes all decisions pertaining to improvements, etc. The developer did not install the gate valve from the canal into The Shores as he should have; Mel will get Doug a copy of the Mace Catlin by-laws after the first of the year.

b. 2x4 sticking out of ground by electric box by waterfall by Doug's house; what is it for?

No one knows what this is for and Doug will remove it.

c. Bridge timber broken off on E/W road west of Doug's house

There is a 6x6 piece of timber broken on the bridge; Leann will find a contractor to repair.

d. Update of contractor damage to CA grass repair east of pump house

Homeowner has communicated via email that all damages to the common area as a result of his landscaping project will be repaired as soon as weather permits.

e. Update on painting trim, repairing stucco, and cleaning inside of pump house

It is recommended to use the same painter who did the clubhouse painting in 2013 and that possibly Dan Huff could clean out and organize the inside of the pump house.

f. NEW BUSINESS

Doug had no additional new business for discussion.

It was discussed and agreed the 2017 Annual Meeting will be February 13th; meeting notices and docs should go out January 13th. Next board meeting will be January 9th.

8. ADJOURNMENT

With no additional business for discussion the meeting adjourned at 5:08 PM.

HOA Meeting December 8, 2016

Landscape Report

Mike De Paola

- **Had meeting with SL and Frank to discuss reworking the irrigation system at the front entrance water feature to prevent flooding the water feature vaults.**
 - **Front entrance rose bushes will be transplanted in February to make room for the landscape redesign.**
 - **SL to remove weeds from under the arbor on the S/E side of entrance.**
 - **SL asked to cut down weeds around the Mace Catlin water control valve.**
 - **Discussed fescue fertilization options for next year.**
 - **Discussed pro-active weed removal from water features and streams next year.**
- **Requested SL to submit a proposal for snow removal on common areas.**

HOA December 2016 Frank Update

1. Smelly Waterfall Saga

We've tried a number of different attempts to treat the iron bacteria in the waterfall including treated with chlorine dioxide with limited success and an oxygenate with no success. I contacted Idaho Water Resource Board and they recommended a drilling company in Nampa. Unfortunately they weren't helpful. Our pond treatment contractor recommended a drilling company in Mt Home. They came and evaluated our problem but I didn't hear back. I've spent some time researching what can be done and we can make an attempt.

It'll take about 10 gallons of regular Clorox bleach, a sprayer, chlorine testing equipment (like a pool's test kit) and some sodium thiosulfate (a pool treatment chemical).

Procedure would be to shut off the waterfall, spray the rocks with bleach (wait an hour or 2), dump bleach in the basin and sump, turn on and off the waterfall to circulate and agitate (but turn it off before any flow to the pond, let it sit for a few days, test the chlorine (it should dissipate over a few days). If the chlorine doesn't dissipate I can use the pool chemical to cut it down.

Rick and I treated the smelly waterfall. The rocks were sprayed, the basin and sump treated and the system cycled on and off half a dozen times to circulate and agitate. The waterfall was off for a few days.

After cycling on and off over a few days there was still a chlorine odor and the water was brown / rusty colored. I cut the Chlorine by adding sodium thiosulfate (used to take chlorine out of aquariums). I cycled the waterfall on multiple times sending a small amount of colored water down the stream but turned the waterfall off before the water reached the pond level (this let clear ground water into the sump). Eventually the water cleared up. The rusty colored water was a good sign that a lot of bacteria were probably killed.

The waterfall is back on. Unfortunately there's still a smell. It will probably take multiple treatments to be effective. We should probably wait until spring when it is warmer and the bacteria are more active.

2. Entrance Fountain Overflow

I turned off the water supply to the fountain. The fountain had shut down due to low level. Turned on the water supply, the sump filled (so we have water supply all winter – source TBD) and the pump came back on. I waited around and saw the moat overflowing so I shut the pump off. I believe the drain between the moat and sump is clogged. I'll try to get to it tomorrow.

I verified the moat & sump are clogged with debris from the rose bush cuttings that SL just did. I cleaned out the moat but the sump is full of cuttings and continually clogs the strainer. I cleaned the strainer out 5 times but I'm sure it will continue to clog again over time. Cleaned out the strainer again and now Don should be able to keep it going with normal maintenance.

I also noted the basin has a lot of sand in it that clouds the water reducing the lighting effect. And a lot of the stones have come loose. The fountain (sump and basin) needs to be drained and cleaned out in the spring.

Doug had a good idea. Let's get a pool / spa designer / builder to look at the fountain and see what changes could improve it. Bring money.

3. Precision Pump –

Pump Winterization was completed on the 2nd of November. ~~I believe that the station was running when we got there, let me know if you need to know and I'll find out.~~

4. Misc

Reset the timers of the two Bellemonte waterfalls and the waterfall across from the pump house as agreed at board meeting.

**Shores HOA Board Meeting
December 8, 2016**

Report of Doug O'Neil

I got ahold of Rex Barrie with the Idaho Department of Water in Star. He said I needed to talk to Mel Carlson. I relayed my story of being unable to get in touch with her. He said she could approve the gate and provide the copy of By Laws for Mace Catlin Ditch Company. He told me that if I couldn't get ahold of her, let him know and he would try her.

So, I called her again and left a message for her to call me and I also sent a text message. About 6 hours later, she called!! She apologized about 10 times and gave me a story about working and how a friend had some issues, etc. Then she told me there would be no problem installing the canal gate and that she could send the By Laws. Then she asked if we could wait till after the Holidays as she worked in retail and was very busy. I consented, so I am hopeful that sometime after the first of January, she will provide me with written consent to install the canal gate and a copy of the MC By Laws.
