



HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES • MAY 3, 2022
Teleconference 6:00pm

The Annual Meeting of the Members / Developer Turnover Meeting was called to order at 6:00p.m. and a quorum was present. Kristi Ringis of Hayden Homes was present to represent the outgoing Board of Directors. Also in attendance was Michelle Stanovich of AMI Management.

Review of Prior Year Minutes – The 2020 Annual Meeting Minutes were reviewed; it was noted that the 2021 Annual Meeting was not held due to the pandemic, and in lieu of a meeting the community was provided financial updates via mail and the AMI portal.

Financials – The following financial reports were reviewed:

1. 2021 fiscal year end balance sheet: The Association ended the 2021 fiscal year with a total of \$44,715.06. It was noted that Hayden Homes had contributed \$8,500.00 to the Association.
2. April 2022 balance sheet: With the collection of the annual assessments, the year-to-date account balance is \$90,033.32. As assessments are collected in January of each year, these funds will be utilized over the course of the entire 2022 fiscal year to cover operating expenses. Any budget overages are recommended to be placed in a reserve fund for future repair and replacement items.
3. 2021 fiscal year end budget comparison report: While the Association was over budget in some categories, they were under budget in others. It was noted that the budgeting process is a 'best guess' when a community is under development. There are estimations made on number of homes sold each year, which alters the cost of the management contract, as well as other vendor contracts such as landscaping. Sometimes this can result in an overage, as in our case here. When a budget is underestimated, special assessments can occur. AMI will work with the new board on ensuring all maintenance needs of the community are met, and that the budget is properly reallocated as needed.
4. 2022 budget: Annual assessments are billed in January and are \$400.00 per unit, per month. Homeowners are encouraged to visit the AMI portal to review statements and obtain community documents.

Community Report – The following items were discussed:

1. What is covered under the assessments, such as landscape and management contracts, insurance, utilities, taxes and other related maintenance items.
2. The landscape maintenance areas were shown as marked on the plat maps.
3. An irrigation schedule was presented. Homes ending in an even number should water on even days, and homes ending in an odd number should water on odd numbered days. The purpose of a water schedule is to alleviate heavy usage all at once, which causes the pump to shut down. Irrigation is provided by the City of Nampa.

4. Snow removal is conducted on an as-needed basis only, and is not currently paid for through a contracted service.
5. The violation process and collection policy for past due assessments was provided.
6. The process for an ACC / Architectural submittal for exterior modifications was provided.

Turnover / Election – There were four names submitted for candidacy prior to the meeting, and one nomination accepted from the floor. In total, there were five candidates running for five open Board of Director positions. A vote of acclimation was held; all members in attendance voted unanimously to slate the five candidates into the five open positions. It was noted that if there were an opposition by any member, a formal balloting process would subsequently be held. The five candidates appointed to the Board of Directors were:

- Darrell Broughton
- Ross Lamm
- Randy Rieken
- Mike Williams
- Luke Tuttle

An open forum was held allowing homeowners to ask questions and provide feedback.

Homeowners were provided contact information of the Association, city services such as code enforcement and animal control, and the warranty information for Hayden Homes. Owners were reminded that there is a one year warranty period for new homes, and these are to be handled directly with Hayden Homes and not the Association.

There being no further business to discuss, the meeting was adjourned at 6:58 p.m.