



Banbury Meadows Home Owners Association

HOA Board Meeting
May 10, 2010, 6:30 p.m.
Banbury Meadows Sales Office

Minutes of the Meeting

Attendees:

Board Members	ARC	DSI	Homeowners	Guests
Carter Marsden, Pres. Cindy Maier, 1 st VP Anne Rogers, 2 nd VP Susan Logan, Sec. Linda Bennett, Treas.	John Brewer, Chairman	Jean Cariaga	Floyd Ayers	City of Eagle Police Sergeant McDaniel Sergeant Fratusco

Carter Marsden called the meeting to order.

Agenda Item	Discussion	Status
Approve Minutes of Meeting April 12, 2010	Minutes were previously reviewed via email by all Board members.	Minutes approved as submitted.
Treasurer's Report	Linda provided itemization of each financial category and the checks prepared for 2 signatures for payment of outstanding invoices.	Board approved financial report as submitted. Treasurer and President provided signatures on the checks.
Special Reports		
Speeding and Crime Prevention in Banbury Meadows	Eagle Police Sergeants McDaniel & Fratusco reported speeding as biggest issue in Eagle, 8 deaths within city limits resulted from traffic issues in past 1 year; 38% in staff cuts & constraints in providing surveillance, residents' involvement is critical to identify speeders & drunk drivers; get license plate numbers & all identifying information possible; with adequate information resident can sign complaint & arrest warrant will be issued (be prepared to testify in court), otherwise officer must observe and record violations for conviction.	Floyd Ayers to contact Ada County, John Wassan, engineer, to schedule a speed study on both Oakhampton and Colchester. Radar Trailer may provide speed awareness and behavior modification, use to be considered further. Board extended appreciation to officers for attending meeting, for their encouragement of resident involvement and instruction to always call police with any concerns; Board committed to a partnership effort with police to prevent speeding and other criminal activity in Banbury Meadows. Newsletter to include appeal to residents to participate in Ada County Sheriff's Department Volunteer Program in the City of Eagle, contact for program is Corey Russell, 577-3556.

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	The Ada County Sheriff's Department Volunteer Program was introduced and encouraged; citizens may contact the police department office to arrange ride-along with officer, (208) 938-2260.	
Committee Reports		
Architectural Rules Committee	John Brewer provided ARC review as follows: <u>894 W. Oakhampton</u> , tree planting approved. <u>541 W. Colchester</u> , patio roof approved contingent upon receipt of building permit (Ada County requires written ARC approval prior to issuing building permit). <u>455 W. Oakhampton</u> , glaze on garage doors approved. <u>483 W. Oakhampton</u> , exterior house paint colors approved. <u>2758 Limerick</u> , addition to garage and roof extension approved. <u>1231 W. Oakhampton</u> , (observation) 2009 patio roof addition required paint matching trim however it is currently stained.	Board and ARC instructed DSI to send letters to property owners regarding the building permit requirement at 541 Colchester and the matching paint requirement at 1231 Oakhampton enclosing copies of CC&R reference sections.
Development Services, Inc.	Reports provided – New Homeowners, CC&R Violations, and Homeowner Calls & Emails Small Claims process discussed as possible next-step for delinquent account.	DSI to research history of CC&R exceptions and provide information to Board by email for further consideration, possible violation letters. Newsletter to remind residence to keep their trash cans out of sight except for trash pick up. Board approved payment plan for past due account. Board discussed and approved sample packet of information provided by DSI to title companies for new homeowners.
Old Business		
Warm Springs Ditch	Pending request to transfer water cost to homeowners. Question whether homeowner taxes include payment of irrigation water usage.	Board deferred further discussion until Hoff representative provides pertinent information. DSI to conduct further research and provide information to Board by email.
ACHD Drainage Issue	President Marsden sent inquiry letter on 5-3-10 to Banbury Meadows LLC registered agent Harvey Hoff.	Board awaiting response regarding status of correction efforts undertaken by Banbury Meadows LLC to resolve the problem.
Entrance & Landscaping	Chaun Stone accompanied Board members on tour of landscaping issues.	Pictures were taken and will be provided to the Board via email. Stone Landscaping to submit itemized bid on each category appearing to need attention:

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	Idaho Transportation Department (not ACHD) provides spraying of noxious weeds only; agreeable to HOA providing sod and other entrance improvements contingent upon written request and ITD approval. Outdated development signs advertising property and referring people to the sales office need to be removed. Villas signs to be researched.	1. Installation of seasonal plantings at entrances 2. Security locks on pump stations 3. Land and equipment repair at pump stations 4. Removal of ornamental grass on islands 5. Landscape redesign and Installation of sod on common area bare spots 6. Tree removal at north entrance of Colchester DSI to research approval for development & Villas signage and provide information to Board by email.
Small Claims	Pending allegation of unfair late fee assessment; Board requests payment of late fees plus all court fees and costs.	Linda Bennett will represent HOA at court-ordered mediation May 21, 2010, 9:00 a.m., Ada County Courthouse.
Newsletter	Content to include current topics of interest.	Board requested monthly publication following finalization of minutes, include topics such as: 1. Ada County Sheriff's Department Volunteer Program 2. Crime and speeding prevention 3. Reminders to property owners 4. Real estate activity 5. Treasurer's report (brief) 6. Invitation to submit social articles & pictures 7. Classified section
New Business		
Empty Lots	CC&R violations by lot owners exceeding time deadline to commence building; lot maintenance has not been enforced.	Board to research property ownership and CC&R building and lot maintenance requirements.
Colchester Traffic Signal Light	Waiting time irritates drivers, many traffic violations observed; overuse of Oakhampton entrance as alternative creates increased risk to pedestrians.	Susan to contact Idaho Transportation Department to discuss resolution.
Announcements/Homeowner Comments & Questions		
Yard Sale	Community event; see website for details.	Saturday, May 22, 2010.
Next Board Meeting	Location to be convenient for homeowner attendance.	Meeting set for Monday, June 14 th , 6:30 p.m., at the office of Group One, 500 E. Shore Drive #100.

President Carter Marsden adjourned the meeting at 9:00 p.m.

Respectfully submitted,
Susan Logan, Secretary