



Banbury Meadows Home Owners Association

HOA Board Meeting
April 12, 2010, 7:00 p.m.
Banbury Meadows Sales Office

Minutes of the Meeting

Attendees:

Board Members	ARC Committee	Development Services	Homeowners
Linda Bennett Susan Logan Cindy Maier Carter Marsden Anne Rogers	John Brewer	Shirlee Ponciano	Nancy Marsden Suzanne Craig Larry Craig David Hyde

Linda Bennett called the meeting to order.

Agenda Item	Discussion	Status
Election of Officers	Restated Bylaws require staggered terms. Election conducted.	President – Carter Marsden (1 year term) First Vice President – Cindy Maier Second Vice President – Anne Rogers Secretary – Susan Logan Treasurer – Linda Bennett (1 year term)
Approve Minutes of Meeting February 8, 2010	Attendees need to include Cindy Maier and Anne Rogers.	Minutes approved as corrected.
Treasurer's Report	Foreclosures generally result in loss of past due amounts. DSI fee to file lien is \$50, plus \$9 Ada County filing fee. No policy exists for delinquency time prior to filing lien. Bank account requires 3 signatures on file, 2 signatures on checks.	Board voted to establish lien policy: 1. 90-day delinquency prior to filing lien. 2. Liens filed only with Board approval. This new policy to be published on website and included in Guidelines for homeowners along with other 'rules.' President, vice president and treasurer to provide bank signatures. Board approved financial report as submitted.
Committee Reports		
Architectural Rules Committee	Proposal to shorten the season by 1 month for hiding portable basketball hoops. <u>1545 W. Par Ct.</u> , terrace structure on pond approved. <u>1688 W. Par Ct.</u> , water feature approved. <u>455 W. Oakhampton</u> , home	Board approved end-date change to March 15 for allowing seasonal basketball hoops. Policy change to be included in homeowner Guidelines.

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	addition approved. 1608 W. Colchester, owners agree to add plantings.	
Development Services, Inc.	Streamside tree removal along bank; questionable approval and permit process. Reports provided – New Homeowners, CC&R Violations, and Homeowner Calls & Emails.	Tree removal approval and permit requirements to be published on Banbury website. DSI agreed to send violation letter to homeowners as requested by Board.
Old Business		
Villas CC&R Amendment Approval & Certification	Amendment removes PHA liability for maintenance and repair of Villas homes; dues only for irrigation, lawn maintenance and future drainage swale.	Certification signed by Board president and secretary, to be notarized by Shirlee Ponciano and provided to Villas Board.
Warm Springs Ditch	Billy Mann (Hoff Companies) was expected to attend meeting re proposal for transfer of water cost to homeowners but did not attend.	Discussion deferred until Hoff representative provides further information. Cindy Maier to research whether homeowner taxes include payment of irrigation water usage.
ACHD Drainage Issue	Attorney Thomas Lloyd provided written update on negotiations.	Board to provide attorney with information on all open matters with developer to ensure his full understanding of unresolved issues. 1. Entrance 2. Drainage 3. ARC 4. Pressurized irrigation
Entrance & Landscaping	Harvey Hoff signed off on the plan. Golf course backed out due to cost. Perhaps developer will assist as land is leased to golf course.	Suzanne Craig offered to continue on the entrance committee to work toward agreement finalization and completion of the project.
Small Claims	Plaintiff homeowner alleges unfair assessment of \$36 in late fees. 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.
Fining Seasonal Structures	Ongoing issues with non-compliance.	Guidelines for all “seasonal” structures to be communicated to homeowners on website, including non-compliance consequences.
Website	Seeking volunteers to provide articles and information of interest to homeowners, perhaps classified ads. DSI sends broadcast message on the 1 st Tuesday of each month.	Anne Rogers to follow up with her enthusiastic and talented housemate Gladys about taking the lead with the HOA newsletter.
New Business		
Villas ACR	David Hyde (Villas Board)	Master ARC and Villas Board/ARC agree to

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	indicated Villas Board is also Villas ARC and is being bypassed by Master ARC, in particular to disputed terracing structure on pond. IHA recommends ARC not be Board members for legal liability reasons.	communicate and discuss all proposed architectural approval requests submitted by Villas homeowners. Master ARC makes final decisions for entire Banbury Meadows development.
2009 Audit & Tax Return Bid	DSI introduced bid from Rick Sager of Roberts Hart & Co., CPA's as preferred provider.	Board agreed to accept Sager bid.
Weeds at Colchester Entrance	Neighboring developments Two Rivers and Island Woods have beautiful entrances by comparison.	Linda Bennett to check with ACHD to see what they are willing to do with the entrance. Board then to decide what will be done to improve the property. Board may also consult with Chaun Stone of Stone Landscaping for proposals.
Announcements/Homeowner Comments & Questions		
Irrigation Water	What date will water be provided to homeowners?	Water will be turned on April 15 th .
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, May 10 th , 6:30 p.m., Sales Office.

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

Respectfully submitted,
Susan Logan, Secretary