

Banbury Meadows Homeowners' Association
Annual Meeting, May 6, 2013, 6:30 pm
Banbury Golf Clubhouse

Linda Bennett, President
Gene Severt, Treasurer
Susan Logan, Secretary
Carter Marsden, Director
Cindy Maier, Director
Hans Brandt, Director

Minutes of the Meeting – Final Draft:

1. President Linda Bennett welcomed the homeowners and introduced the Board Members.
2. A quorum of Banbury Meadows homeowners were in attendance as required for valid transaction of business.
3. Minutes of 2012 Annual Meeting were approved as submitted.
4. Treasurer Gene Severt discussed the financial reports.
 - a. At year-end 2012 the HOA was over budget in income; under budget in expenses.
 - b. Legal & accounting fees were down.
 - c. Landscaping fees were down.
 - d. Bad debt was down.
 - e. The Board purchased an umbrella liability policy for an annual premium of \$465.
 - f. Additional landscape projects included replacing trees & shrubs, cleaning out the stream bed, & poisoning noxious weeds.
 - g. Reserve items were completed as scheduled.
 - h. The 2013 budget was reviewed.
 - i. No increase in dues; reserve account is fully funded.
5. New Business
 - a. Vote on Amendment to the CC&R's to combine lots 49 & 50.
 - i. One home was built on lots 49 & 50 requiring payment of dues for each lot unless the amendment is passed.
 - ii. Votes were counted - 5 ballots short at meeting to pass amendment. (*Additional ballots were collected the next day and Amendment was passed)
 - b. Election of 2013-2014 Board of Directors.
 - i. A total of 5 volunteers are needed to fully staff the Board positions.
 1. Term ends for Linda Bennett, Carter Marsden & Cindy Maier.
 - ii. Carter Marsden encouraged homeowners to volunteer for the 2 open positions.
 - iii. Linda Bennett announced she is willing to run for another term on the Board.
 - iv. Nominations were taken from the floor.
 1. Linda Bennett, Frank Celsnak and Katy Ritter were nominated.
 - v. Linda Bennett and Katy Ritter were elected for 2-year terms.
 - vi. Gene Severt, Susan Logan & Hans Brandt terms continue 1 more year.
 - c. Landscape Update
 - i. Landscaping and irrigation system maintenance accounts for about 1/3 of the budget.
 - ii. Aloha Landscape Company has the contract for 2013 to keep the irrigation systems operational and beautify common areas in the subdivision, including special projects.
 1. \$5,400 is budgeted to this year to thin overgrown trees and shrubs in the common areas.

- iii. Entrance road to pump station #4 on Whiff was landscaped with wild grasses and river rock.
 - iv. Stream clean-out is complete and the bank is now planted with grasses to remain natural in accordance with the CC&R's.
 - d. Proposed Fire Station at Colchester Entrance
 - i. Fire Department purchase is still a possibility but has not been completed due to current Eagle Fire Department budget.
 - 1. Would provide quick response time for fire & medical emergencies.
 - ii. The property is currently for sale to other potential buyers & is not subdivision property.
 - e. Vacant Lots
 - i. All lots have been sold by the Developer to private owners or contractors.
 - ii. In January 2013 all vacant lot owners received notice from the Board to landscape by May 1, 2013 or commence building, in accordance with the CC&R's.
 - 1. Due to declining economic conditions over the past several years, lot owners were permitted annual extensions of the construction timeline.
 - 2. Lot owners who wish to discuss the end of time extensions were invited to attend the upcoming Board meeting on May 13, 2013.
 - f. Development of Phase 8 west of current subdivision border
 - i. The new homes will be part of Banbury Meadows HOA.
 - ii. Entrance to Phase 8 will be by the barn on Locust Grove.
 - iii. The Developer has not yet confirmed a start date for this 24-lot project.
 - g. Golf Course Property Parcels
 - i. The Board has been negotiating with the Developer to have them deed certain small parcels of golf course property along our streets and entrances for the purpose of maintaining these areas for a better overall appearance to the subdivision.
 - h. 2012 Reserve Study Maintenance Items
 - i. Each year two (2) of the nine (9) pump wells will be cleaned out of built-up silt and debris at an annual cost of approximately \$800.
 - ii. Pump repair reserve is \$6000-7000 per year.
 - iii. Other ongoing Reserve items include tree trimming, stream bed cleaning on Whiff and Chipper, and the use safe EPA-approved chemicals to keep cattails under control.
 - iv. EPA enforces strict laws about use of chemicals in water that eventually flows into the Boise River.
 - 1. The pond aeration system is intended to control algae in place of chemical treatment.
 - i. Whiff Streets Lights
 - i. In 2012 the missing street lights were installed at the developer's expense.
 - j. Developer Signs
 - i. All signage advertising lots for sale by the developer were removed in 2012.
 - k. Welcoming Committee
 - i. Marlene Celsnak was the Welcoming Committee chair person for 2012 and her gracious contribution is very much appreciated.
 - ii. Melanie Gorczyca and Cindy Maier volunteered to chair the committee for 2013.
- 6. Homeowner Questions and Comments
 - a. Sewer project has been messy, noisy and disruptive, and none of the work benefits the Banbury Meadows subdivision.
 - i. The project is scheduled to be completed by Friday, May 10th.

- ii. Homeowners request the Board to inspect the area for needed cleaning of dirt, mud buildup, debris, & grease in driveways and on private property.
 - 1. Linda Bennett reminded homeowners to send an email to Shirlee Ponciano at DSI with any remaining concerns after the sewer installation company completes its cleanup.
 - iii. Linda Bennett will request information from ACHD regarding the plans for resurfacing the streets after this construction.
 - b. Speeding on Colchester at roundabout where golf carts cross is a hazard and results in the golf-crossing sign and homeowner mailbox being knocked down.
 - i. Homeowner suggested speed bumps may help.
 - ii. Fire Department and other emergency and delivery services are opposed to the installation of speed bumps.
 - iii. The Board had the Ada County Sheriff conduct speed studies in Banbury Meadows; the Sheriff suggested homeowners write down the license plate numbers of speeders and report them to the police.
- 7. Body of water on 10th Hole is not maintained and provides a mosquito breeding area.
 - a. The Board will occasionally notify the golf course of maintenance problems but has no jurisdiction.
 - b. Homeowners can call the golf course directly to complain.
- 8. Vacant lots are full of weeds, not maintained, and make it difficult to use the sidewalk because of weeds, dirt and debris.
 - a. Homeowner requests to have Aloha Landscaping blow off the sidewalks.
 - b. Lot owners are subject to fines & property liens for poorly maintained lots.
- 9. Homeowner on 12th Hole allows big dogs to run free.
 - a. The Board encourages neighbors to work together to resolve animal problems & to contact animal control for unresolved problems.
 - b. If problems persist, provide date-stamped photos of the violation to DSI for Board action regarding CC&R violations.
- 10. Christmas lights were frequently not working.
 - a. There were problems with water getting into the connections on the lights.
 - b. Homeowners were encouraged to submit ideas for solutions to these problems.
- 11. Problems with short-sale homes where yards are not maintained.
 - a. HOA has the right to maintain the abandoned properties and attempt to be reimbursed.
 - b. Homeowners were encouraged to notify DSI of such observations.
- 12. New resident was moving in and 3 days later got a notice to clean up the yard.
 - a. DSI conducts a drive through twice each month and sends notices as appropriate.
- 13. Feral cats are a very big problem.
 - a. Board sent out information on a program the Trap, Neuter and Release program suggested by the Animal Shelter.
 - b. There are no provisions in the CC&R's as to controlling wild animals.
 - c. Homeowners are discouraged from feeding feral cats.
- 14. A cow and calf wandered onto the 13th fairway.
 - a. May have swum across the river and back again.
- 15. Renee of Murillo Landscaping requests homeowners notify Shirlee Ponciano when they observe pump problems.
- 16. Pond banks are getting lots of weeds.
 - a. Aloha Landscaping has been scheduled to spray for poison hemlock.
- 17. Announcements
 - a. Homeowners were encouraged to provide their email addresses on the website to receive e-blast announcements.
 - b. Neighborhood yard sale is scheduled for May 18th.
 - c. Next Board meeting is scheduled for Monday, May 13, 2013 at 5:30 at DSI.

18. Meeting adjourned