

Minutes RNE HOA
Mtg. 1/30/15 AWC

Prepared by:
Date:

5:38 pm

- 1 Atted
- 2 Jason Jain
- 3 Joanne Jain
- 4 Tom
- 5

Jason Convened:

Approval of Minutes of Annual Mtg. 12/9/13
moved: Holder 2nd: Cattles - Approved

- 6 Debra Barbat
- 7 Jiri Barbat
- 8 Mike Nelson
- 9 John Cattles
- 10 John Cattles
- 11 Jacob With
- 12 Zig With
- 13 Gerald Jain
- 14 Rick Amos
- 15 Dana Leonard
- 16 Tracey Leonard

Financials: a bit over budget due to snow plowing and landscaping still +17K up. 2015 Budget was adjusted to allow for that plus legal fees

aging Sundry provided + 2 spring cleanups on Guest Home lots of \$5 are delinquent by 6 months

Pete Smith. Jacob is providing Jason w/ the paperwork necessary to ~~notify~~ ^{notify} him of lien on property

asked Jason
② ~~asked~~ Dana: How many lots sold
17 Sold of 42.

③ Holder: Can I park my RV on my lot for a night or 2?

Jacob: Covenants do not allow for it. No one seemed to mind

④ Barbat: what deal w/ boats? Boats were broken

Boats were disposed of. People who were not members were using them. And it was an insurance liability.

Prepared by:

Date:

Back to RV - everyone was in agreement that John could stay for a couple of days on his own lot. If there is a desire, ^{that may want} an RV policy ~~may be~~ - Jacob could draft + distribute. Try it this summer and see how it works. 2 weeks Year

Notify Jason of dates so he can monitor.

Guest House: Should we have a policy for length of stay?

Changing/Raising the Fee from \$50? No
limit the length of stay? Yes 1 week.
This will be incorporated into the Responsible Governance Policies

Outway Paving:

Rick: Role as developer, we are 12 yrs. in, and we're patient, but we want to ~~to~~ keep it fresh and attractive w/ enhancements. Should we asphalt or hard-surface the outway. Paving the whole Subdivision would get torn up w/ construction.

② Do you like the idea of paving the outway up to the road signs (after the turn is complete)

EST may have been in \$30k range

Callie - Should he ~~be~~ ^{spent} on significant landscaping? Dig agrees.

Tracey - Could we chip out whole
Sub? - yes for same cost as
paving the entryway.

Consensus is for landscaping. Aick
would like to consult a landscape architect.
and get some real H&S and
re-solicit the group for input.

could include ↓

Dava: Need a BIGGER light in the entryway

~~to be replaced with a new one~~
light in the Mail House: Door activated light.

Well Status Report - Gerald

being ~~completed~~^{resolved}. legal work almost complete
Bratton's fin (w/ John Howe)

Got water referees signature this week +
will get the Judges approval ~~to~~ next month.
After the few items to be cleared up this Spring,
it will be all cleared.

That will allow for a Realtor Grand Opening this
summer

Buy Dams + Responsible Gov. Policies

Doc drafted basic Documents

These are Bare Bones and can be fleshed out as conditions needing ~~to~~ to be addressed present themselves.

Jacob ~~will~~ will allow people to read and give feedback.

David + Byron will now require a licensed agent to manage HOA. Jason is getting his.

Thistle

BM: John thinks it is better

Liz works for ~~the~~ Gwinon Conservation District

LANA would be willing to tour sprayer, to show them where pockets are.

Dig is willing to do a GPS map. w/ problem areas. IDENTIFY 1st ~~and~~ and then decide ^{whether it is an HOA or individual lot owner responsibility} ^{agreement} ^{chemicals}

⊙ → John Holders lot still needs to be seeded by the county.

There is a desire to have it treated as a ^{Subdivision}

fold this into the ~~the~~ Landscaping proposal. Rich asked to see a proposal of what it would take

Ding will lead an AD-HOC committee to look into this.

Central Trash ~~Area~~ Area is not a priority now, but maybe in the future.

General Discussion

J Barbant: Century Link was a problem for him, in the future -

TOM: ~~we~~ We need to make a deal here the line was laid - not tested and it was backfilled w/o being signed-off.

→ I need to resolve, get cell phone #'s from engineers.

Cattles: Would like to build a fence ^{primary} so he needs permission. No one sees a problem w/ it. But John can do a drawing and get approval from Bel.

Nelson: River lots - City of Benson + the fisheries intend to work on that corridor to improve the fisheries. They want to reclaim the easement. Mike encouraged people to attend meetings + hearings.

Tracy pays dues One per year and would like a discount of 10% for doing so.

[NOT supported by the Group.]

Jin Beubant: Observation. As an owner, if we could put a packet together for new owners. Contact information re: Calin rental, who to contact if... etc. How to get your water tested. Need info and important HOA documents ^{Chemical}

info -
Chandler
info + 1 on
Hospital

Members will suggest items for the packet.

Gerald: # of dog walkers from other areas he will handle it.

Put a "PRIVATE ROAD" sign up front

Rick -
Wants HOA to encourage a policy of have to build or sell w/in a specified period of time 2-3 yrs. to start building

03-11-11
mike