

2-15-08

ANNUAL MEETING MINUTES

Attendance: Cindy Beach, Lee Johnson, Diedrich Fehr, Michele and Christian Johnson, Tom Mog, Carol Lamm, Bill and Marty Marvel, Jeff Crane, and Diane Hackl

Introductions:

REVIEW COMMITTEES:

HOA BOARD:

Current HOA Board: Jeff Crane, Diane Hackl, Carol Lamm

There were no new nominations for board members. All present HO (Homeowners) voted in favor of maintaining existing members.

ARCHITECTURAL CONTROL COMMITTEE:

Current Architectural Control Committee: Bob Lane, Tom Mog, Diane Hackl

There were no new nominations for committee members. All present HO voted in favor of maintaining existing members.

2008 PROPOSED BUDGET:

Budget similar to 2007 budget. Dues are \$150 per Lot for 2008. Biggest issue/cost foreseen for HOA is irrigation. A current issue on Lot 6 where an irrigation system, without a cistern, is hooked directly to the irrigation delivery pipe is sucking the pipe dry and the pump is cavitating. Jeff made proposal to put in inverted siphons to back water up enough in the pipe to prevent sucking water from bottom of pipe.

Discussion about how the irrigation system works. Note that irrigation water doesn't run 24/7. It is used by upstream landowners/farmers and can be turned out occasionally so there is not water coming to Roubideau lots. Highly recommend installing cisterns to accommodate the water delivery irregularity.

A HO asked, what does a homeowner need? From the pipe that comes to each lot a cistern should be installed. There was concern and discussion about silt accumulation and silt management alternatives. Some HO's expressed interest in xeriscape landscaping with drip systems, drought tolerant and native plants. It was noted that landscaping style is a homeowners choice.

Talk about using budgeted funds to put in inverted siphons to improve irrigation delivery. The question was raised as to whether the siphons are the HOA's responsibility or the developer's responsibility? Jeff express that the developer's responsibility was to deliver water to each lot and siphons would be an improvement to the existing system. Jeff anticipates 3 or 4 siphons may

be necessary to improve system for several lots on west side of subdivision. Jeff would like to see to see the system be as efficient and well functioning as possible.

HOA is responsible for maintenance of irrigation system. Continued discussion on what defines “maintainence”. Maintenance includes clearing trash from trash rack and intakes, fixing breaks, and irrigating open space.

Definition of an “improvement” includes installing siphons or anything that improves system overall or for a number of homeowners. Most HOs present felt individual HOs should be responsible for their own cistern and whatever improvements they needed to make to make their irrigation system work. The question was raised that if HOs should all put in cisterns, and siphons won’t improve anything further if a cistern is in place, then why install siphons? Concern was expressed that a precedent may be made of the HOA paying for improvements that only serve a couple HOs. Concern expressed that this could be a bone of contention with HOs.

Jeff identified a definite need to put in trash racks in two locations. Question raised as to what to do with trash after it’s removed? Currently able to clean them and toss it over the fence. Recognized that won’t work forever as subdivision develops.

All HOs present voted in favor of transferring last years extra funds forward into the 2008 budget.

All HOs present voted to approve the 2008 Budget and to use budgeted funds for the proposed trash racks.

HO’s asked that bids for the trash racks be sent out to all HOs via email. Diane collected emails and will get the rest from HOs not present so that information can be shared via email.

NEW HOMES:

Homes will be built on Lots 1, 2 and 3 this spring.

UPDATES:

The developer, Roubideau, LLC, continues its defense in lawsuit initiated by neighbors for “damages” and hardship during construction in 2005. Also part of this lawsuit is Roubideau’s request for a declaratory judgment on how the water shares delivered to all 3 parties (Roubideau, Gresham and Johnson) should be divided.

ADJOURN