

## WWRRRC Board Meeting 5-11-2016

Conference Call Meeting and GoToMeeting started at 7pm.

Minutes of last board meeting of 7-18-2015 were approved via e-mail and posted on website.

Treasurer report reported--\$13882.52 balance. Refund received from 2012 year of taxes for \$284.00.

Assessments collected - \$6072.09.

Some expenses over the last 8 months:

\$123.26 + 233.20 for signs and \$48.21 spent on posts, etc. for hanging signs.

\$82 paid for PO Box renewal.

\$19.60 on postage.

\$939.00 for D&O Insurance

\$1641.98 for Property Taxes

\$1373.63 for Liability Insurance- Renewal is October each year.

Assessments collected update – 212 paid lots out of 381 lots.

### \*Contacted attorney about liens on property.

Here's some information from the By-laws that will explain why we can't do a lien on a property. With talking to Richard Cummings, he said since the homeowners did not sign off on the fact that they would get a lien on the property, then you can't do it. All we need to do going forward is send notice out to people of what they owe and if not paid within 30 days, then it goes back to the corporation for disposition by the Board of Directors.

### Section 3. Assessment of Stock.

(a) *All the shares of stock in this corporation are subject to assessment, as provided in Article Five of the Articles of Incorporation, in order to pay for the obligations of the corporation. The Board of Directors shall have authority to issue calls for assessments. Notice of a call for assessment shall be given by U.S. mail to each shareholder listed on the 30 day current list of Valley County Assessor's Office, and to any other person show to the Board to be claiming ownership of a share of stock. Any assessment not paid within 30 days of making the notice shall be in default, and shall cause the right to vote the share of stock to be suspended.*

(b) *The Board of Directors may further enforce the assessment by giving notice by U.S. mail and/or e-mail of default in payment to any shareholder in default. Failure to remedy the default within 30 days shall authorize the Board to terminate the ownership of the stock by giving written notice by U.S. mail and/or e-mail to the shareholder(s) who have failed to remedy the default, that their ownership of the stock has been terminated.*

(c) *Any shareholder whose stock ownership has been terminated may redeem his stock ownership within one year of the mailing of the notice of termination provided in 3(b) by paying the assessment, plus \$10.00, to the corporation to cover the default/termination expenses for each delinquent year. After the one year redemption period any terminated stock shall become treasury stock of the corporation, and subject to disposition as provided by the Board of Directors. Such treasury stock(s) shall have not vote, until reissued.*

\*The legal document that Richard Cummings did for the corporation on 1-6-2009 that explains a lot about the common area. Becky talked to Richard Cummings about the bylaws and also found this: From the old website:

*October 8, 2008--It was decided at our October 8, 2008, meeting to hire a lawyer that specializes in real estate to look into the ownership status of the common land, to review all existing legal documents, and to determine if any restrictions exist on the use of that land to bring this issue to closure. Mr. Richard Cummings of Boise was hired and a copy of his report is attached below.*

*He determined that we own the common land free and clear, he reviewed all title documents, and he determined that any wording referring to "use restrictions" had not been carried over into the Deed for the land at the time the balance of the purchase price had been paid, therefore, no use restrictions ever existed. Also by Idaho Code such restrictions are unenforceable after 25 years. He also found that there is only one access to the south meadow and that is off of Lake Trail.*

\*Contact property management company: Fees would be about 5% of what is collected. If we collected \$8000, then the fees would be \$400.

- \*Facebook account setup. Will be setup on trial basis.
- \*Contact with Wildwood owner on fencing and it has been removed.
- \*Contact with Wildwood owner where the fire started and he gave Becky written permission for coordinating any access through his property to get to the burned trees in the common area.
- \*Signs ordered and posted at the entrance of North & South meadows reading "No Highway Vehicles Beyond this Point".
- \*New signs ordered for notice of meetings, placed at the corner of Loomis and Spring Valley Rd and North meadow entrance.
- \*Wildfire preparedness day event was May 7<sup>th</sup> and then cleanup of the entrance area of the North meadow was done. Thanks from Becky Barton-Wagner to the board for approval of applying for grant.
- \*Culvert repair—call into County done. Ken will research filing a claim with county so it can be fixed quickly.
- \*Corp will be joining Southern Idaho Timber Protective Association. Membership is \$62.50 and invoice is coming in the mail.
- \*Policy/Guidelines on clearing trees, etc. from the common area discussed. Daren and Becky will work on the language.
- \*Open wider south meadow path so an emergency or fire truck can get access to the common area was discussed. Will research further and assess the work required.
- \*Discussion on purchasing or rental of an outhouse at the entrance of the north meadow. This will provide something for the summer for those that are doing cleanup, etc. Board voted against.

Election of officers: All current board members are willing to serve again.

Agenda items from a shareholder were discussed and will be put on the agenda for the May 21<sup>st</sup> shareholder meeting.

Trees at the entrance of the North Meadow entrance that are leaning toward the power lines were discussed and board approved to spend the money to hire professional to take them down.

Meeting adjourned at 8:30pm.