

# Moonbeam Homeowners Association, Inc.

## Annual Meeting Minutes

### October 5<sup>th</sup>, 2023

#### **Welcome & Board Introductions**

Attendees

President Richard Rohm (3409 S. Annett Av)

Treasurer Ian Mahoney (3229 S Annett Av)

Secretary Kimberly Boyd (3449 S. Annett Av)

Member Hector Rangel (3402 S Annett Av)

#### **Establish Quorum** (4 Households)

Quorum was established.

#### **Review 2022 Annual meeting minutes**

Confirmed sprinkler blowout occurred last year and will be scheduled this year after water is turned off 10/10/23 with subcontractor Veritas.

Homeowners will need to leave gates unlocked/sprinkler valves accessible for blowout.

Homeowners who have their own timers on sprinkler systems will not have valve drained (as those valves will not open for the blow out).

Confirmed Burgess pump will be scheduled for pump winterization again this year after water is turned off 10/10/23.

#### **Review Financial Reports** (Treasurer Report and 2023 Budget)

A question arose as to what the \$690 actual landscaping fees were for (2022). Assumption was for tree root clean out at pump. Sara, please confirm what that expense was for. \$1,750 is budgeted for 2023. Idaho Power may propose a utility fee increase in the coming year. \$900 is budgeted for 2023 utilities.

**ANSWER:** The landscaping fees totaling \$690.00 were for the following services provided to the HOA.

- \$500.00 Veritas Maintenance – Sprinkler blow-outs fall 2022.
- \$190.00 Burgess Pump & Supply – Pump winterization fall 2022.

#### **Old Business**

No discussion.

#### **New Business**

- Watering Schedule

Canal company will shut down water on 10/10/23. Monday 10/9/23 is the last day of water for the year. Flyer will be posted on the mailbox.

We discussed if an alternate schedule should be set up (e.g., 1 time per day vs. 2 times per day). The current schedule is the default so if the timer loses power, the 2x per day is the default schedule. The decision was made to keep the current watering schedule.

- Sprinkler Repairs

Any sprinkler repairs should be coordinated with the HOA/Board. Richard Rohm is the first point of contact if contractors perform work. Multiple houses water from the same cycle and one or more yards can be affected if the system is altered unknowingly. We had that issue this summer where multiple houses were affected. Richard helped troubleshoot and resolve.

- Pump Repair

The pump has been leaking several times this year into the adjacent field, the pump vault has overflowed several times potentially indicating a blockage.

Burgess Pump will be scheduled to investigate the pump system and diagnose. Tree root cleaning may be required as well.

The neighboring HOA has indicated support to help pay for pump repairs if needed, as they receive their water through our pump/system.

o Dues Increase

Due to inflation and rising costs, DSI has increased the management fee to the association by \$25/month, to \$375 per month for a one-year term. Discussion of management fees and services was conducted. The Board voted for and approved \$25.00 dues increase for 2024 to cover increased HOA management fees and to cover potential unknown costs for pump repairs beyond the budgeted \$1000 expense. DSI will send notice to HOA members of the HOA increase starting Jan 1, 2024, increasing from \$230 to \$255 per household per year.

**Board Elections**

Nominations and elections were conducted for the following offices/candidates (with proposed staggered terms). Thereafter at each annual meeting, director terms will be elections for 3 years. Elections were complete. At the Moonbeam Homeowners Association Annual Meeting, the membership unanimously voted for the director position of Treasurer to be held by Ian Mahoney.

The Treasurer shall exercise this authority prudently and in accordance with the association’s financial policies and bylaws. Ian Mahoney is hereby authorized to sign checks and orders for the payment of money withdrawing funds so deposited, and that said bank shall be and it is hereby authorized to honor and pay any checks so drawn, when so signed, whether such checks be payable to the order of the officer signing them, or any officers of this corporation in their individual capacities, or not, and whether they are deposited to the individual credit of the officer signing them, or to the individual credit of any of the officers of this corporation. This authorization is effective immediately. Richard Rohm, Board President, and current bank signer will be traveling out of state through the end of the month. Ian Mahoney will be added as the alternate check signatory at D.L Evans Bank in Eagle, ID.

- Richard Rohm - HOA President, 3-year term 2023-2026
- Ian Mahoney - HOA Treasurer, 2-year term 2023-2025
- Kimberly Boyd - HOA Secretary, 1-year term 2023-2024
- Beverly Fransen - HOA Board member at large
- Hector Rangel - HOA Board member at large

**ADJOURN**

There being no further business to come before the meeting, the meeting was adjourned at 6:45 PM. Minutes submitted by Kimberly Boyd, Moonbeam HOA Secretary. Reviewed and approved by the HOA Board.

_____ Richard Rohm, Director – President	_____ Date
_____ Ian Mahoney, Director – Treasurer	_____ Date
_____ Kimberly Boyd, Director – Secretary	_____ Date