

**Jesse's Bluff Home Owners Association**  
**Annual Meeting Minutes**  
**February 10, 2015 6:30 p.m.**  
**Prairie View Elementary School**  
**2606 W Johanssen Road**

Board members present were Tim McCandless, Cindy Thiel, Steve Allen, Daryl Alvernaz, and Patty Webster. Vice-President Alex Ganea was absent.

Approximately 30 homeowners were present.

President, Tim McCandless, called the meeting to order at 6:40 p.m. It was noted that the number of proxies submitted combined with the number of property owners present met the minimum 25% needed for a quorum. Tim McCandless introduced board members and thanked them for their service to the Jesse's Bluff Community. He also thanked non-board member volunteers Wendy Allen, Paul Scales, and LeLola Scales for their contributions over several years.

**Secretary Report**

The 2014 annual meeting minutes were approved as written.

**Treasurer Report**

Steve Allen overviewed the 2014 income and expenses. Total deposits from all sources were \$33,785.87, including property assessments, refunds, lien pay-offs, and reimbursements. Total expenses were \$24,111.44. The year-end balance for the Reserve Fund was \$42,668.57. There were 6 property liens filed in 2014 for a total of \$1820.76. Two of the liened parties paid their dues, but not the lien fees, reducing the total outstanding lien balance to \$1431.84. The 2015 projected budget was reviewed. The 2015 Assessment invoices have been sent and are due in full by February 28, 2015 at \$175 per property, the same as last year. The final reimbursement from Granger Terrace was received this year, fulfilling the agreement made between the two HOA's in 2012.

**Architectural Committee Report**

Daryl Alvernaz recapped the projects reviewed in 2014 and identified the types of projects requiring Architectural Committee approval.

There were 17 Architectural Committee actions all resulting in approvals as follows: (5) sheds, (3) patio structures, (2) landscape projects, (2) vinyl fences, (2) secondary garages, (1) re-roof, (1) re-paint, (1) driveway replacement.

**Landscape Committee Report**

Daryl Alvernaz reviewed the description and location of five parcels or common areas owned by the association (this does not include the undeveloped swale in 3rd

Addition.). Three of these parcels are landscaped and irrigated. Also reported was new two year contract to have Jared Shaw continue to provide lawn maintenance. Also, the August vandalism that resulted in loss of 8-10 trees along 5 mile strip was discussed. The trees have not yet been replaced and cost will likely exceed \$1,000 (to be a budgeted expense for 2015, with excess funds from 2014). Additionally, the homeowner who provides irrigation to south end of 5 mile strip was reimbursed \$300 for excessive water use due to an apparent leak in our system, to be located and repaired prior to the 2015 season.

### **CC&R Compliance Committee Report**

Cindy Thiel recapped the common violations that were addressed in 2013. The vast majority of complaints received relate to trailers, boats, RV's, and other vehicles stored for lengthy periods on driveways and streets within Jesse's Bluff. She also identified speeding on our streets, refuse cans in plain sight, and lack of street strip tree plantings as areas of concern that need to be addressed by property owners.

### **Legal Committee Report**

Tim McCandless informed the membership of an ongoing lawsuit between a builder in Jesse's Bluff and a property owner who also happens to be a former member of the HOA's board of directors. He indicated that the HOA insurance company is engaged in the matter. He also informed those present of ongoing litigation regarding the filing for anti-harassment orders of protection against the same litigant, on behalf of three board members and their spouses. Both of these matters have resulted in increased legal and insurance costs for the HOA, as mentioned in the Treasurer's report. Tim McCandless also informed the homeowners present that the board is exploring the possibility of contracting with an HOA management company. This would not eliminate the need for a board of directors, but several of the tasks of directors would be accomplished by the management firm, so the board of directors could be smaller in number. This possibility is under consideration due to the lack of volunteers for board membership.

### **Neighborhood Watch**

Kathy Reinholdt and Alicia Elsasser, representing Jesse's Bluff Neighborhood Watch, reviewed the location of the 10 sections within the development, and reviewed the background and activities of the Neighborhood Watch volunteers. They asked for residents to consider helping out by volunteering to be section captains. They thanked each section's captain for their efforts and explained that every incident reported affects the overall function of Neighborhood Watch. She provided valuable tips on how to protect our properties and our neighborhood. Most important is to call Crime Check at 456-2233 when an incident occurs then send the information to [jblockwatch@gmail.com](mailto:jblockwatch@gmail.com) so an alert can be sent to all owners.

## **Break**

Ballots and proxies were tallied for election of three new board members and budget approval for 2015-2016 were counted during the break. A variety of door prizes provided by the board of directors were given out by a random drawing.

## **Voting Results**

Upon counting of the ballots and proxies, the following results were announced by Tim McCandless:

- New board members elected – Mike Workman, Sanjay Logani, and Mark Thies.
- The 2015 proposed budget was approved

## **Question & Answer Period**

- A question was asked regarding the condition of the roads within Jesse's Bluff, specifically cracks in the asphalt of Alberta Road in the vicinity of Howesdale Court, and the washing out of storm drains on Alberta Circle near Hawthorne Road. **The board has contacted the County Engineer twice about the storm drains. These items will be addressed as new business at the next board meeting.**
- A question was asked on what constitutes our electric bill (**Street lights and a small amount for an irrigation control box**). **Homeowners were asked to report non-working street lights to Avista, using the identification numbers on the light posts.**
- A question was asked regarding the responsibility for sidewalks and curbs. **The sidewalks are the responsibility of the county engineer. Board members were unsure of the responsible party for the curbs. These items will be addressed as new business at the next board meeting.**
- A homeowner asked if Copper Basin Construction will be continuing to build in Jesse's Bluff. **Tim McCandless answered that only pre-sold homes will be built, so the pace will be slow.**
- A homeowner asked why previously platted lots on Alberta Circle near Hawthorne Road are now unplatted. **Tim McCandless will pose the question to Steve White of Copper Basin Construction.**
- A homeowner asked if the approximately 15 acres at the end of Hawthorne Road for sale will be part of Jesse's Bluff (**probably not**).
- A homeowner asked if homeowners will be notified if an HOA management company is hired. **Tim McCandless stated that, since a dues increase would be needed in order to fund this service, the homeowners would indeed be notified.**
- Homeowners would like to know the status of the house on Lindeke that has had two fires in the last few years. The back of the house is apparently boarded up with particle board, and weeds are taking over the yard. **These items will be addressed as new business at the next board meeting.**

- A homeowner asked if a sign could be placed to denote where Cochran turns into Graves at the Alberta Court intersection. **This question has been raised in the past, and will be forwarded to the board for action.**

**Adjournment**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Cindy Thiel, Secretary

Tim McCandless, President