

The Idaho Club Homeowners Association, Inc.

Annual Meeting

17 September 2021, Event Tent at the Idaho Club

I. Member Sign-in and Call to Order

The meeting was called to order by the HOA Board President, David (Luke) Reed, at 5:12 PM and he introduced the board and HOA executive Tom Curtiss.

Each person in attendance received an information package that included the Agenda; Notice of Annual Meeting and Proxy Statement; Minutes of the 2020 Idaho Club Homeowners Association Annual Meeting; President's Report Financial Recap Report – Actual to Budget (tax basis) for Jan to June 2021; Balance Sheet with Previous year Comparison as of June 30, 2020 & 2021; and Rental Rules.

II. Confirmation of Quorum

Tom Curtiss, Panhandle Management Company, confirmed the presence of a quorum.

III. Minutes

A motion was made and seconded to approve the minutes of the 2020 HOA annual meeting. The motion was approved unanimously.

IV. President's Report

Luke Reed provided a recap of HOA activity and accomplishments during the last year. He reported:

- 6 new homes completed, 16 other projects under construction and 15 more in various stages of review by the Design Review Board
- The community has grown to the point that 32 new mailboxes had to be added to the mail station.
- Mail station access was paved and now has vehicle access from both ends to allow mail pickup without having to turn around.
- A hammerhead turn-around was built at the end of North Idaho Club Dr. by the 4th green. Hopefully this will solve the problem of vehicles turning around in private driveways and damaging the adjacent grass.
- Staffing issues persist, especially at the gatehouse. The HOA has been unable to meet its objective to man the gatehouse 365 days a year, but that remains the goal. Gate attendant labor cost is shared between the HOA and the golf club/restaurant.
- WiFi is now available at all community gates. This enables real time video surveillance from a single location. This also enables opening any gate with the Tap2Open smart phone app from anywhere with a good cell signal and an internet connection.

- The board decided to take action to stop the erosion that has damaged the East end of South Idaho Club Drive, the back entrance to Moose Mountain. Substantial rock work is required to put the drainage ditches and culverts in working order. Following the rock work, the road will be paved. The whole project is a significant expenditure from our reserve account – and a good example of why we need a reserve account. That work is underway now.
- Speed limits have been posted throughout the project. Feedback is 15 mph is too slow on Moose Mountain. That will be changed to 20 mph, except near the crosswalks just inside the gate. The speed limit will remain 15 mph on the north side.
- Members are reminded that curfew for noisy outdoor activities (amplified music, basketball in driveways etc.) is 10:30 PM.
- The Moose Pond cleanup has proved to be extraordinarily difficult because of the soft mud base. The board is committed to finishing the job, but it may take multiple years to fit the HOA budget.
- The severe fire danger from the summer drought and nearby wildfires has focused our attention on the risk of wildfire within the project. The board has imposed risk mitigation requirements on all construction projects on Moose Mountain and has imposed a moratorium on clearing work (for driveways and building pads) on lots not involved in home construction. The moratorium will be lifted after some significant rainfall. At that point, the board encourages clearing the building pads and driveways and removing fuel on the ground.
- Several of the club amenities (workout room, sport court, lake club) are located on Valiant property and were developed by Valiant. These amenities are now club member benefits (golf or social), not HOA benefits. The kayaks remain an HOA benefit.

V. Old Business

Committees

Two committees were formed last year, Walking Trail Committee and the Welcome Committee. Because the community CC&Rs do not allow the HOA to make capital improvements on property it does not own, the Walking Trails Committee was suspended until Valiant turns the common areas over to the HOA.

The Welcome Committee is up and running. The community volunteers contact new residents, deliver a welcome basket and answer questions to facilitate newcomers move into the community. Luke Reed offered his thanks to the volunteers and all present gave them a round of applause.

Financials

Tom Curtiss presented a summary and highlights of the financial reports included in the meeting handout. He made the following points:

- The reports were adjusted this year to reflect the HOA dues holiday approved last year. Regular dues payments resumed in Q2 2021.
- Variances:

- Street cleaning is up with all the construction. Contractors are contributing to reduce the costs to the HOA.
- Garbage/Dumpster costs are up with more people to serve. Need to reevaluate for the next budget.
- Snow removal costs were down due to light snow season last winter. HOA removes snow anytime accumulation reaches 3 inches.
- \$16,000 expended for Moose Pond cleanup. This is a capital expense.
- \$8,000 expended to construct North Idaho Club Drive turnaround (hammerhead), a capital expense.
- Cash and Income
 - Association income boosted by Q3 lot closings yielding approximately \$20,000
 - Collected \$15,000 on lien for past HOA dues.
 - Total cash on hand is \$441,000 of which \$250,000 is in the sweep/reserve account.
 - Accounts Receivable are manageable. Most of the delinquencies are for owners still restarting their auto-payments after the dues holiday.
 - With the end of the dues holiday cash will start to grow again in Q3 and Q4.
 - Paving of the East end of South Idaho Club Dr. will be a \$350,000 capital expense.
- Comments and Questions
 - Rick Carter said he hadn't seen a bill for HOA dues in quite a while, others agreed. Mike Pearson asked that the invoices be sent. Tom said he would re-issue the invoices. Luke pointed out that some owners receive their invoices by email.
 - Luke reiterated the need for owners to restart paying their HOA dues, if they haven't already.

VI. New Business

- Election of Board of Directors

Luke announced that there was one position on the board to be filled. Bill Haberman as the Declarant will continue to serve for another term. He said Read Tuddenham's term expires with this meeting, and he is willing to serve another term. Luke asked if there were any nominations from the floor. Pierce Smith asked if the 5 directors' terms were staggered. Luke answered yes. The terms are two years, three positions filled one year and two the next. The Declarant's term is one of the two terms expiring this year. Ms. Case nominated Read. No other nominations were made. The motion was made, seconded, and approved to close nominations. Read Tuddenham was re-elected without opposition.
- Declarant's Report

Bill Haberman reported the following about the development of the Idaho Club.

 - The club has seen a fantastic sales run over the last year.
 - Several new homes have been completed and more are under construction or in planning as Luke mentioned earlier.
 - The community is on an upswing.
 - Several multiple lot parcels have sold for development or are planned. These include 17 lots on Oxbow (along the third fairway), lots to the West of the 12th tee

box, two “S” parcels on Moose Mountain and a parcel on the ridge between the 8th and 9th holes. The Oxbow lots will form their own HOA sub-association, while the lots West of the 12th tee will be part of the current Lodge Home HOA sub-association. The “S” lots will not be considered lodge homes. The lots between the 8th and 9th holes will have their own entrance. It has not been determined if they will be lodge homes with their own sub association or not.

- The pickle ball courts are now open for club members
- The golf club is doing well.
- The marina on the north parcel of the lake property is still waiting for the required permits. Bill had hoped to install docks this year, but the Army Corps of Engineers put the permit on hold after pressure from environmental groups. The permit will probably be modified after further review, but he is confident the project will eventually go ahead.
- October 1st, TIC Utilities will become the water provider for all lots within the club boundaries. A packet with the service agreement and a copy of the court order giving TIC Utilities the right to provide water service will be mailed to each lot owner. TIC Utilities already provides sewer service. The water service will be on the same invoice as the sewer service.

VII. Question and Answer and Final Announcements

Q: Why is the marina project on hold

A: Local environmental groups recruited a national environmental group and threatened to sue the Corps of Engineers and other regulators for permit process irregularities. The primary concern is the bull trout spawning area. US Fish and Wildlife wanted to review their permit again. The issue is now on the desk of the General who runs the Army Corps of Engineers in Washington DC. There may be some new or modified conditions when the permits are issued, but eventually the project will be allowed to proceed.

Q: Any plan to add automatic filling controls to the head tanks on Moose Mountain?

A: Yes, the telemetry equipment is installed, but hasn't been activated yet.

Q: Are the community water pumps on backup generators?

A: Don't know.

Q: Is there backup power for the South Idaho Club Drive gates on Moose Mountain?

A: Tom reported a battery is installed and the gates will fail open on a loss of power.

Q: Who monitors the ongoing construction to ensure work is only done between 08:00 and 05:00?

A: Tom Curtiss

Q: People are driving too fast on Moose Mountain. What can be done?

A: Identify the offenders to Tom for follow up. The HOA can fine the contractors.

Q: Is there any way to get the weeds on the sides of the roads on Moose Mountain cut back more than twice a year?

A: It's a budget and labor issue. If the board increases the budget, additional cutting and cleanup can be done.

Q: Will the slash piles be burned?

A: Yes

Q: Is there a requirement to have dead trees removed from lots to reduce fire hazards?

A: Luke said it's been talked about by the board, but there is no requirement at this time. Clearing dead wood on private property remains the responsibility of the property owner. The board encourages owners to clear driveways, building pads and debris once the rains reduce the fire hazard.

Q: Wasn't removal of dead wood discussed last year?

A: Marty Quill said we don't have a plan yet. But HOA could resolve to force owners to clear their lots.

Q: Can the Forest Service assist with defensible space grants?

A: Tom said they can identify risks but not sure how the grants work.

Q: Can we build a garage and live above it while we build a home?

A: No

Q: Why is it taking so long to clean up Moose Pond?

A: Tom said mud. Workers are sinking up their armpits trying to get to the downed trees. The dry weather makes the project harder. In a normal year when the pond is full, the workers could work from a boat to attach cables to the snags and then pull them out. This year the workers can only trudge through the mud. The alternative of using a crane would be very expensive \$40,000 or more and could present safety issues. Luke added the HOA doesn't have the budget to do more this year. Tom will also talk to other vendors.

Q: When will there be restrooms on the golf course?

A: Bill said a basic design was done, but he wasn't ready to start construction.

Q: When will common property ownership transfer to the HOA?

A: Bill answered the ownership will transfer when the development is complete, probably in the next 18 to 36 months.

Q: Why is the front gate failed open and is it considered shared use between the club and HOA?

A: Yes, it is shared use. The HOA budgets for a gate attendant and the club pays the excess cost. Budget is not the issue. The problem is finding the labor to man the gate. The gate is on a timer. When there is no gate attendant, the timer will open the gates during club hours. Public access is critical to club operations. The timer will open the gate at 08:00 AM and close it at 08:00 PM when the restaurant closes.

Q: Is the community really a gated community if the gates are open all day?

A: The gates are equipped with cameras, which provide some of the protections of an operational gate.

- Community Directory

Bev Hague asked that people who want to be listed in the community directory send her their contact information.

VIII. Adjournment

Fred McClaren made a motion to adjourn the meeting. The motion was seconded and passed without objection. Luke Reed adjourned the meeting at 06:10 PM

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Read S. Tuddenham", with a long horizontal flourish extending to the right.

Read S. Tuddenham
Board Secretary