

# The Idaho Club Home Owners Association

January 6, 2023

Dear Idaho Club Property Owner:

Your Board of Directors has adopted a budget for 2023 that addresses many issues that have been identified as priorities by our members. Among the line items that have received a significant increase in funding are: 1) commitment to support 365-day live gate attendant at our main gate; 2) increased security patrols; 3) access to refuse bins (dumpsters) for all members at no charge; 4) development of architectural standards for Mountain-Modern style homes; 5) phase 1 of improvements to common areas, including a trail and picnic area for the “gazebo” property on Moose Mountain. In addition to these items, increased labor and fuel costs have impacted the budget in other areas, notably for snow removal. In total our budget for 2023 represents an increase of \$88,000 relative to the 2022 budget. Accordingly, the board has approved an increase in regular dues assessments of 15%, effective in second quarter 2023. This change is the first dues increase in the 16-year existence of The Idaho Club HOA.

In other action the board has adopted procedures that will enable the HOA general membership to attend most board meetings as observers. Together with this change, board activities will become more transparent through posting on the members’ portal of meeting notices and documentation of board actions. The board will continue to do some of its work via email, as we are geographically dispersed during much of the year. When “Action Without Meeting” is taken in this way, the action will be documented by “Unanimous Written Consent”, as authorized by state law, and posted on the members’ portal. The 2023 budget, enclosed with this letter, was developed and documented by this process.

Looking back at 2022, accomplishments and developments include:

- Completion of the paving project for the east end of South Idaho Club Drive, making the east gate much more user-friendly for Moose Mountain residents.
- Authorization of a substantial wage increase for gate attendants, and negotiation of a deal with Idaho Club golf and restaurant operations for shared cost of gate operations. This deal was a key to the plan for 365 day live gate attendant.
- Many new homes were completed within the project, and even more are under construction now. Our Welcoming Committee has continued to prepare gift baskets, and to make personal contact with each new resident.
- New signage has been added to reduce speeding in our neighborhoods.
- An amendment to the Idaho Club CC&Rs document was approved at a special meeting of the HOA on November 17, authorizing the board to impose fines for violations of our pet policy and other nuisances. A rigorous procedure must be followed to impose any fines.

- Chris Norton was elected to the HOA board of directors at the September general meeting of the HOA, replacing Mike Pearson. Subsequently Chris was elected treasurer of the board, also replacing Mike.
- New members Bill Manis, Meleah Norton, and Nancy Singleton were appointed to the Design Review Board (DRB). Mike Pearson resigned from the DRB.

Looking forward to 2023:

- Valiant Idaho has agreed to deed to the HOA much of the common area within The Idaho Club, including the gazebo property, as noted above. Development of hiking trails in common areas is envisioned as a multi-year project that will culminate in a unique asset for our residents. Phase 1 will concentrate on improvements to the gazebo lot and will commence in the spring.
- The board will continue to seek measures to improve security within the development. Priority projects include 1) live cameras at all four gates that can be monitored at the main gatehouse; 2) capability to operate all four gates from the main gatehouse; implementation of enhanced capabilities for the Tap2Open smart-phone-based gate entry system.
- Effective immediately, HOA-funded dumpsters are available to all residents as a member benefit. The dumpsters are now located near the new maintenance building on Lower Pack River Road. The dumpsters will not be locked, at least initially. As the dumpsters are located near a public road, there is risk of use by non-authorized passers-by, so we may have to go to a combination lock system after a trial period.

Best wishes for a healthy and prosperous 2023.

Regards



David (Luke) Reed  
President, Idaho Club HOA