

NOTICE OF ACTION WITHOUT MEETING

Pursuant to Article III, Section 12 of the Bylaws of The Idaho Club Homeowners Association, Inc. and Section 30-30-613 of the Idaho Nonprofit Corporation Act of the Idaho Code, the Board of Directors of The Idaho Club Homeowners Association, Inc. (the "Board"), undertakes the following two (2) actions without a meeting as evidenced by the unanimous written consents identified below. Each of these actions is identified below and more specifically outlined on the attached Exhibit.

1. The Board will have its next meeting on February 5th, 2024, at 4:00 PM in the Clubhouse dining room. The meeting will be open to all Members. Notice of the meeting will be sent via email blast to Members and the announcement will also be posted on the website portal.
2. The Board approves The Idaho Club Homeowner's Associations Draft 2024 Budget, as more specifically outlined in Exhibit 1 attached hereto. The Draft Budget will be finalized at the February 5th Directors meeting, subject to discussions and agreements at the meeting.


The execution of this Unanimous Consent shall constitute a written waiver of any notice required by the Idaho Nonprofit Corporation Act or this Company's Articles of Incorporation and Bylaws and shall have the same effect as a unanimous vote.

This Unanimous Consent may be executed in counterparts. Each identical copy of this Unanimous Consent signed in counterparts is deemed to be an original, and all identical copies shall together constitute one and the same instrument.


The transmission of the Unanimous Consent by facsimile or electronic transmission of any signed original document, and the retransmission of any signed facsimile or electronic transmission shall be the same as delivery of an original.

The Secretary or Managing Agent shall include this Unanimous Consent in the minutes filed with the corporate records reflecting the actions taken.


DATED AND EFFECTIVE as of the 29th day of December, 2023.

DocuSigned by:


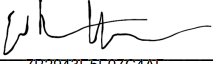
 David Reed, President

DocuSigned by:


 Read Tuddenham, Secretary

DocuSigned by:


 Christopher Norton, Treasurer

DocuSigned by:


 William Haberman

DocuSigned by:


 Martin Quill

	2023	2024 Proposed	
Ordinary Income/Expense	Budget	Budget	
Income			
Dues	\$404,505.00	\$416,760.00	
Transfer /Misc.	\$10,000.00	\$5,000.00	
Architectual Design Fees	\$0.00	\$5,000.00	
Total Income	<u>\$414,505.00</u>	<u>\$426,760.00</u>	
Expense			
Accounting	\$3,800.00	\$4,200.00	
Admin of the Association	\$2,000.00	\$2,200.00	
Architectural Review	\$6,500.00	\$6,000.00	
Common Area Cleaning-Streets	\$8,500.00	\$16,000.00	
Electric & Gas	\$1,800.00	\$1,600.00	
Entry Access System Repairs	\$4,000.00	\$4,000.00	
Refuse	\$9,000.00	\$3,000.00	
Gate House Maintenance	\$4,000.00	\$3,500.00	
Insurance	\$6,500.00	\$6,000.00	
Lawn and Landscape	\$18,000.00	\$26,000.00	
Legal Fees Expenses	\$4,000.00	\$3,000.00	
Maint and Repair-Common	\$8,000.00	\$4,000.00	
Wildfire Committee		\$2,500.00	
Maint and Repair-Roads	\$4,000.00	\$18,000.00	
Management Fees	\$23,000.00	\$26,000.00	
Pest Control	\$1,000.00	\$500.00	
Security/Gate House Labor	\$64,000.00	\$77,000.00	
Security -Patrol	\$48,000.00	\$48,000.00	
Signage Costs	\$4,000.00	\$4,000.00	
Snow Removal Expense	\$30,000.00	\$27,000.00	
Telephone	\$3,000.00	\$1,800.00	
Gazebo /Trails	\$25,000.00	\$6,000.00	
Water and Irrigation	\$800.00	\$1,000.00	
Total Operating Expense	\$278,900.00	\$291,300.00	
Net Ordinary Income			
Other Income/Expense			
Other Expense			
Maintenance Reserve	\$135,605.00	\$135,000.00	
Gazebo/Trails Reserve Expenditure 2023	\$0.00		
Total Other Expense	\$135,605.00	\$135,000.00	
Total Expense	<u>\$414,505.00</u>	<u>\$426,300.00</u>	
Net Income	\$0.00		
CAPEX Projects Estimated Costs			
Front Entry Stamped Concrete		\$22,000.00	Need
Gazebo/Wildfire		<u>\$15,000.00</u>	Want
Chipper		<u>\$8,500.00</u>	Need
Landscape Committee		<u>\$15,000.00</u>	Want
Mailbox Project		<u>\$35,000.00</u>	Need
New Gates		<u>\$10,000.00</u>	Need
Total		<u>\$105,500.00</u>	