

# MUIR WOODS

Homeowners  
Association

May 2014

## 2014 BOARD OF DIRECTORS

President: Brian Edgar

Vice President: Russell Strader

Treasurer: Jerrold Judkins

Secretary: Esther Williams

Landscape & Maintenance: Mark Jaszowski

Architectural Control (ACC): Dan Taylor

Social Liaison: Lynn Gress

Communications Chair: Mike Smith

Special Projects Chair: Morris Bastian

To contact your  
Muir Woods Board of Directors  
and Committee Chairs, or to find out what is  
going on in your community, visit:  
[www.mwhoa.org](http://www.mwhoa.org)

**ADVANTAGE IDAHO**  
**ASSOCIATION MANAGEMENT**  
664 S. Rivershore Lane Suite 152  
Eagle, ID. 83616  
Phone: 323-1080 Fax: 853-1960  
Manager: [rob@advantage-idaho.com](mailto:rob@advantage-idaho.com)  
Billing: [Rusti@advantage-idaho.com](mailto:Rusti@advantage-idaho.com)



The HOA garage sale  
will be held  
Saturday, June  
7th, 7am - 2:30pm.

If you want to have a yard sale this year, please participate in the Muir Woods sale rather than hold your own. The more participants we have the greater the success for each home — more participation draws buyers.

All you need to do is put your items out on the driveway or on the lawn.

The HOA will place ads and signs.

**MUIR WOODS HOMEOWNERS ASSOCIATION  
ANNUAL OWNERS MEETING  
April 17, 2014**

**First draft of minutes to be approved at 2015 meeting**

**Introduction:** President Brian Edgar called the meeting to order at 7:05 and established that advanced meeting notice met the HOA guidelines. 33 lots were represented, which meets the minimum quorum requirement of 15. Brian introduced the Board directors who were present, Lynn Gress, Dan Taylor, Jerrold Judkins, and Esther Williams, as well as Rob Mattison from Advantage Idaho. Mark Jaszowski and Russell Strader were absent.

**Minutes:** *Motion to approve the Minutes of the 2013 Annual Owners Meeting (First; second; passed)*

**Financial:** Treasurer Jerrold Judkins reported on the actual 2013 costs compared to budgeted amounts, the H.O.A. did very well coming in under budget. Overall the association is in very good financial condition.  
*Motion to accept the 2013 Financials as presented (First; second; passed)*

**Landscape and Grounds:** Brian Edgar read the report from the landscape chair Mark Jaszowski who was unable to attend the meeting. In 2013 the HOA replaced the mailboxes and painted the stands. One-third of the wrought iron fencing was painted with another one-third planned for paint in 2014 and the final sections being painted in 2015. A homeowner suggested that the common area wood fence be stained to help prolong its life, the Board will look into this. The wood bark in the common area planter beds throughout the subdivision is being upgraded to Perma-bark. Mark anticipates replacing two trees this season which died last year. Irrigation water update: the pump needed some repairs after the initial startup, currently waiting on parts and the pump should be repaired and the water on soon. Homeowner suggestion that the Board seek an arborist's opinion regarding the trees in the main common area, they have grown larger over time and may be too dense and/or crowded. Signs at the entrance to the common area need to be updated.

**Social Events:** Lynn Gress reported that the Easter Egg hunt is scheduled for April 19th with a 9:00 am start time. The annual community garage sale will be conducted with Sutherland Farms subdivision on Saturday June 7<sup>th</sup>.

**Neighborhood Watch Program:** Mike Smith and Dave Perrault outlined the program and answered homeowner's questions regarding the program.  
*Motion to proceed forward with implementing the program for the Muir Woods HOA: (First; second; passed)*

**Open Forum—Suggestions to the Board:**

- a. Speeding and preventative measures
- b. Sign replacement for common area
- c. Clarification that board meetings are open for resident attendance
- d. Access of Board minutes
- e. Common area tree assessment
- f. Roundabout improvement
- g. Boats/RV parking
- h. Communication improvements
- i. Painting of the perimeter fence
- j. Unleashed dogs in the common area

**Election of Directors:** Brian Edgar introduced the nominations that were presented from the Nominations Committee. Morris Bastian was nominated from the floor. The following Directors were elected:

Mark Jaszowski	(to serve an additional term)
Russell Strader	(to serve an additional term)
Esther Williams	(to serve an additional term)
Brian Edgar	(to serve an additional term)
Dan Taylor	(to serve an additional term)
Lynn Gress	(to serve an additional term)
Jerrold Judkins	(to serve an additional term)
Mike Smith	(to serve a first term)
Morris Bastian	(to serve a first term)

**Adjourn**