

2010 ANNUAL OWNERS MEETING MINUTES

Introduction: President Brian Edgar called the meeting to order at 7:08. He established that Notice had been accomplished in the required time frames and that there was a quorum represented.

Brian introduced the directors of the Board who were present, Bruce MacMahon, Lee Coulson, Karen Christensen, Mark Jaszowski, and Esther Williams, as well as Events Chair Dee Burlile.

Minutes: Motion to approve the Minutes of the 2009 Annual Owners Meeting (S. Smith; J. Edgar; passed).

Landscape Committee: Landscape and Maintenance Chair Mark Jaszowski reported. Muir Woods is in the second year of a three year contract with Progressive Landscape which is doing an excellent job. They are very good about providing extra services at a reasonable cost. Highlights:

- It was not necessary to use City Water in 2009 as the irrigation water was sufficient.
- 2009 was the first year that there were no significant projects outside the usual contract.
- Because of the help of Morris Bastian in walking the common areas and repairing sprinklers, the association saved \$2000 to \$3000 over what it would cost if all maintenance and repair had to be paid for to a contractor. Because Morris Bastian is out of state this year, the association will see more costs for sprinkler repairs in 2010. Mark would like help in this area and will ask in the Newsletter if anyone can help with replacing heads to save the association money.
- There is a link on the Muir Woods web page where owners may let the Board know of any problem with landscape; in a situation that requires immediate attention they should call the management company at 323-1080.
- 2 spruces died from red mites and were recently replaced with pines.
- In response to a request to post a maintenance schedule, Mark said he would discuss that with

Progressive. However, landscape maintenance scheduling can change because of weather and wind conditions. The association does not use pesticide sprays but uses herbicides on the grass and dormant oil on the trees.

- The new filter should help with clogging by algae and grit.

Events: Dee Burlile reported and indicated that she is always open to suggestions.

- 4th of July event was moved to later in the day when it is cooler. There was a parade, Bounce House, and BBQ.
- Donations from owners are the only way the bigger events can be pulled off. Dee encouraged members to help with the events again this year, both financially and with their time.
- Holiday lighting is ongoing each year.
- Easter Egg Hunt had about 90 children participating this year.
- Yard Sale was changed to June. The last two years the event has coincided with the big sale at the fairgrounds and that has limited buyers coming to Muir Woods. In 2010 Muir Woods will hold their event at the same time as Pepperidge subdivision to try to get more traffic. In addition to being in the *Statesman*, the event will be advertised on ZIdaho.com and Craig's List.
- In response to a question, Carla explained why the Annual Meeting was changed from being a Saturday potluck. She said that it was well attended the first years, but in recent years the event had fewer and fewer members attending and they were the same ones each year. The Board hoped to receive more attendance by holding the meeting on a week night and keeping it to just a short business meeting. This year the meeting had more homes represented than in 2009.
- A bigger social/events budget was discussed and Mark Jaszowski indicated that the Board is charged only with protection of the property and

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that it would be necessary to get owners' approval to increase the Budget for social (Events budget max was set in 2006 at \$1000).

- An owner indicated that the association could have a potluck in the common area separate from the Annual Meeting.
- Carla will consider a way to encourage more owners to contribute to the social/events budget.

Irrigation Filter: Lee Coulson reported that the Board had started looking at the filter because of some reports of problems with weeds and algae. When the vote was taken, 72% of owners voted with 76 Yes and 19 No.

The filter was installed by Burgess Pump. It has an anticipated life span of up to 20 years. Lee will announce a time when owners can come see how it works.

Web-site: Lee Coulson handles the web-site and is open to any suggestions from owners. He would like to have good photos of events that can be posted to the web-site.

Traffic Calming: Brian Edgar reported that when ACHD considered Muir Woods for traffic calming, Muir Ridge was approved but Goshen was not. Neither had traffic that warranted ACHD paying to install the traffic calming devices themselves, but would allow Muir Woods HOA to do so. They require a 75% vote of owners that are affected in order to allow the installation. Less than 50% of owners voted even after the management company sent the ballots out twice. (Note: Only some of Muir Woods homes are in the impact area; only those in the impact area received a ballot – 68 were mailed out and 27 came back); thus, the installation of traffic calming devices is essentially now a dead issue.

Owners reported that when they have called the police about getting a police officer out, police tell the owner to take a license number, but it appears that nothing happens from there.

The Board will look into asking the police to be present more frequently in the Muir Woods neighborhood.

Financial: Bruce MacMahon reported.

- Collection of assessments was at 95% for 2009, quite remarkable in this economy. An additional \$1740 for previous years' delinquent accounts was collected.
- Board instituted a new contract with an attorney

firm to collect on delinquents.

- The end of year budget finished almost \$10,000 ahead due to savings in several areas including:
 - o City water was not needed.
 - o There were no major repairs.
 - o An insurance claim paid off over the amount spent on repairs.
 - o Sprinkler repairs handled by volunteer.
 - o Net Income: After \$1,500 was transferred to the Replacement Reserve, there was \$10,757 net income:
 - o \$6,481 was placed in the Special Projects fund to add to the \$6324 from 2008 to pay for the new filter. That fund is now depleted.
 - o Remaining net income is now \$4277.03.
- Due to the drop in interest rates, the Reserve account is now at \$61,534; the long range plan was for \$67,000 at this point.

Motion to accept the Financial Report (R. Strader; A. Jackson; passed).

Motion to use a portion of the \$4,277 net income to have an attorney review the CC&Rs to tighten areas related to parking and maintenance enforcement (R. Harvey; C. Whitney; passed).

A committee was formed to review CC&Rs prior to taking them to an attorney. Mark Jaszowski will act as Board liaison with that committee.

Election of Directors: Carla Everhart reported that Scott Paulik and Felix Bustamante had acted as the nominating committee to elect the new Board of Directors. The following current directors agreed to be nominated to the Board again for 2010: Brian Edgar, Lee Coulson, Bruce MacMahon, Esther Williams, Mark Jaszowski, Karen Christensen and Russell Strader. The Committee also nominated Kevin Rice. The following were write-ins: Maureen Ollivant, Brad Grooms, Stuart Foerster, and Klaus Grossenbacher. There were no nominations from the floor.

The following were elected: Brian Edgar, Lee Coulson, Bruce MacMahon, Esther Williams, Mark Jaszowski, Karen Christensen, Russell Strader, Kevin Rice and Stuart Foerster.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Carla Everhart, Managing Agent

BOARD OF DIRECTORS

President: Brian Edgar

Vice-President: Russell Strader

Treasurer: Bruce MacMahon

Secretary: Esther Williams

Landscape and Maintenance:

Mark Jaskowski

Karen Christensen

Lee Coulson

Other Directors

Kevin Rice

Stuart Foerster

Web-site: Lee Coulson

Events: Dee Burlile

To contact your
Muir Woods Board of Directors, visit

www.mwhoa.org



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Planning Changes to Your Home?

If you are planning changes to your home, if you want to add any type of outbuilding or structure, or if you are making major changes to your landscape, you must submit your proposed project to the Architectural Control committee. You may obtain an application at www.mwhoa.org.

Curious about the new filter?

If you have an interest in how the new filter works, MW Director Lee Coulson has arranged for an "open house" on Saturday, **June 5 at 10:00AM**. Just come to the pump house.

EVENTS... Please help with \$...

Muir Woods residents have come to look forward to several unique and traditional events throughout the year. The Muir Woods budget is now \$1000 for all of these events together. This includes:

- Easter Egg Hunt
- 4th of July
- Garage Sale
- Holiday Decorating

There is NO budget for the Tuesday Activity Nights for kids 8-16 years old.



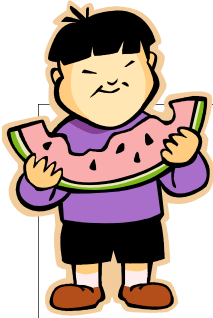
Several MW residents have made donations in the past (*thank you!*), but it is still difficult to stretch the funds for all the events for 132 homes and their residents, grandkids, etc.

If you can donate to the Events now or in the future, please send donations to:

**Muir Ridge Events
P O Box 140273
Garden City, ID 83714**

Be certain to **mark your check "Events"** so we know not to apply it to your HOA quarterly assessments.





VOLUNTEERS NEEDED FOR TUESDAY ACTIVITY NIGHT

For kids 8-16 years old

Tuesday Activity Night has been a great success at Muir Woods and a special part of Muir Woods that our kids look forward to. Morris Bastian has led these events in the past but will not be available for the 2010 season.

Can anyone help with these events — One event or all ?
We must have volunteers for this activity to happen this summer.

Past events have included:

Ice Cream Social
Watermelon Bust

Soccer
East/West games
And more...

Relay Races
Water Slide

Contact Carla at 323-1080 or carla@advantage-idaho.com.



YARD SALE

Saturday, June 12

7:30AM—2:30PM

Rain date is June 19.

If you need to have a garage sale this year, please...get involved with the neighborhood garage sale instead of holding your own. This will keep our subdivision looking better year round and actually builds success since buyers like to come to an event where they can hit several homes in a short time.

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

Muir Woods Homeowners Association will place an ad in the *Idaho Statesman*, on Craig's List, and in Z Idaho.

