Payette River Subdivision

Property Owner’s Association

Annual Meeting

*August 19, 2023*

**Call to Order:** The meeting was called to order at 10:10 a.m.

**Introductions/Attendance** The following property owners were in attendance: Wes Keller, Larry Farnes, Kim Zeydel, Mike McDonnell, Cheryl & Mark Brownell, Judy Secrist, Mike Mayden, Ginny Dickman, Anna & Jonathan Leatham, Elise Giddings, Mikal Smith, Donnie Fain, Gene & Margaret Schultz, Christy Wonenberg, Sigrid Boie, Scott Larrondo, Jenna & Greg Donaca, Pam & Albert Lakin, Steve Spickler, and Kathy Scott . A quorum was in attendance. Craig Utter joined us later in the meeting.

**2022 Minutes:** The minutes were sent to members for their preview prior to the Annual Meeting. No comments for changes or additions were made and the minutes were approved as written.

**Treasurer’s Report:** Kathy reported that as of August 1, 2023, we have a balance of $10,644.76. Our expenses for this year come to $1,646.63. Due to the changes we made in our last revision of the CC&Rs when we decided each property owner would have only 1 vote and 1 dues assessment we are taking in half of the income we have received in the past. Our treasure is close to the $10,000 reserve we maintain for an emergency contingency. All property owners are current in their dues.

**Architecture Control Committee (ACC) Report**: Larry reported that the committee consists of himself (as both a board representative and chairman), Ken Kulack, Elise Giddings, and Scott Larrando. A position on the committee is open. Larry reported that this year had been rather slow. The major project is the Ferguson home going in at 399 Moon. They plan to get their foundation in this year and then finish the build next year. If you are planning a construction project, be sure to contact the ACC committee. Any needed changes need to be worked out before construction begins. Larry reports that with advanced notice all plans have been negotiated and approved.

**Payette Riverwalk Alliance:** Wes reviewed the history of the Payette Riverwalk Alliance and the importance of the support that it has received from the members of the neighborhood. Judy noted that the PRA resulted from a committee of the PRS #1 subdivision.

First year goals for the PRA were to get the parking space in, arrange for the rental of a porta potty for 3 months and to purchase and install signage. The Pulliam family generously donated the use of their equipment and time to construct the parking lot. Work also began on the management plan. This year a new gate designed and constructed by Fred Smelser has been installed. A dog waste station has been installed and the porta potty is back. Steps to access the river are in the process of being installed and should be completed by fall. The PRA applied for and received a Firewise grant. The plan of action is attached. Volunteers are needed on ***September 23 and 24.*** Please come help if you can. Work also continues on developing our master plan. The design of the river access has changed from what was originally planned and Scott asked that the change be updated on the PRA’s website.

Wes expressed the PRA’s gratitude for all the support the PRS #1 has provided. The PRA feels like a community project. Ken Kulack was kind enough to refinish and repair the wood bench that looks out over the river. Kathy Scott is donating another bench in memory of her son.

For owners abutting the PRA, if you need to access your lot both Wes and Judy have a key to the gate lock. Please email to make arrangements. It would be preferred for you to arrange your access for either the fall or spring months.

**Firewise:** A discussion was held as to whether or not we should have the woody debris dumpster again this fall. We are not eligible for any financial assistance for the Valley County Firewise Organization. The consensus was to not have it.

Mike McDonnell reviewed the form that he has sent out for property owners to track the work they do to maintain a firewise environment. He emphasized that it does not have to be a large project. It can be raking up pine needles, limbing bushes or trees, hardening the landscape or removal of debris from your property. Mike has some educational materials about the types of trees that cause the most risk. He shared this earlier in a walk around. He is going to get it posted to our website. There was some confusion about to whom homeowners should send their completed forms. Mike Mayden also mentioned that the information he needs for the firewise report is different. It asks for date, location, expense, how close to your home, what you did and how long it took. He stated that property owners should plan to turn in their forms by the end of September at the latest. Due to some confusion about the process, Kim and the two Mike’s will work out the details and send an email with further details.

A question came up about what we can do about neighbors who choose not to follow firewise recommendations. There are no penalties that apply to the situation. We have had the most success with educating. We have also at times offered a stipend to encourage someone to improve the condition of their lot.

The question came up as to what presented the greatest fire danger to the neighborhood. The consensus was that the BLM land where a number of people camp is probably our greatest risk.

During the Firewise report Donnie reported that he had 2 Doug Fir Trees that became infested with bugs. Upon the recommendation of a professional arborist, he had the trees removed to not risk infecting other trees. He has seen other trees with the same problem. He has posted pictures and information on our Facebook page. Property owners are encouraged to review that information.

**Dues:**  A discussion was held about raising the dues to $50.00. A vote was taken to raise the dues with 18 in favor and 2 opposed.

**Donations:** A motion was made and approved to donate $1,000 to The PRA and $250.00 to Valley County Pathways. It was requested that the board bring and anticipated yearly budget to the next Annual Meeting.

**Nuisance**: Sigrid Boie shared that she has been harassed the last years by a teenage boy who comes to her home and makes loud noises on her front porch in the middle of the night. Everyone was shocked and concerned for Sigrid. Mike McDonell volunteered to help her install a Ring doorbell to record his visits.

**Volunteers:** Mikal Smith volunteered for the ACC, pending Board approval.

**Election of Officers:** Kim asked if any of the current officers preferred not to serve. Since no one indicated they wanted to resign the current slate of officers will continue to serve.

**Adjournment**: The meeting was adjourned at 11:40.

Milkshakes were served afterwards thanks to Kathy Scott.

**Attachement:** 2023 PRA Fire Plan