

PAYETTE RIVER SUBDIVISION #1 PROPERTY OWNERS

Annual Meeting

August 11, 2018

1. Call to Order by Judy Secrist at 10:20am
2. Roll Call - Judy & Bob Secrist, Larry Farnes, Mr.&Mrs. Scott Larnado, Sigrid Boie, Christy Wonenberg, Wes Keller, Kathy Scott, Rich & Diane Uresti, Morgan Giddings, Brian Valle, Jolly & Kim Zeigel, Darren Holman, Dan & Sandy Hughs, ken & Carol Kulach, Donnie & Mary Fain, Anna Lathum, Craig Utter, and Jody Segal.
3. Minutes fo Previous Meeting by Christy Wonenberg
  - 3.A.2017 Minutes sent via mail to all property owners.
    - 3.A.1.Movement by Jolly Zeigel to add “Air B&B” under section 6.f. Other: along with “short term rentals”. 2nd by Larry Farnes.
  - 3.B.Minutes approved with above addendum.
4. Treasure’s Report - Kathy Scott reviewed current account balance and 2017 expenses.
  - 4.1.Current Balance \$10245.70.
  - 4.2.2017 Expenses \$1325.44
    - 4.2.1.Largest expenditure - legal/attorney fees \$750
    - 4.2.2. Other expenses: mailing, food at annual meeting, and firewise signage.
  - 4.3.Dues are now per property owner, therefore annual gross receipts will be reduced.
5. Business
  - 5.1. CC&Rs - Judy explained the CC&Rs passed with 70 or so votes, and have been filed with the County.
    - 5.1.1.Plans for copy to be placed on the Website
    - 5.1.2. Zeigel voiced concerns regarding 1 vote per property owner now with new CC&Rs, not as previously 1 vote per lot owned. Discussion amongst the group regarding the change.
  - 5.2. Updated Email Address - Judy address use of email for communication between board and property owners as form for quick communication. All owners asked for an email address with sign-in sheet.
    - 5.2.1. Emails sent to the group are “private” so others in the group are unable to see personal emails.
6. ACC Report - Larry shared current members: Larry, Scott, Ken & Elise.
  - 6.1.Projects are coming in via email most often and the process is working well
    - 6.1.1. Examples of projects - garages/carports, home addition, new home, and decks.
  - 6.2. No conflicts with county to report
  - 6.3. Members have volunteered to serve again this year.
7. New Neighbors - Kathy reported new property owners, some owners unknown - please welcome.
8. Facebook & Website - Judy shared
  - 8.1.[payetteriversub1.com](http://payetteriversub1.com)
    - 8.1.1.Mike Mayden is the website master.
    - 8.1.2.CC&Rs will be loaded to “public” side of website
    - 8.1.3. Questions regarding a Log-In for the “private” side of the site - Mike absent, and Judy unable to answer, but will follow-up with Mike.
      - 8.1.3.1.Morgan volunteering to assist with website
  - 8.2.Facebook Group - payetteribersub1
    - 8.2.1. Social group - administrator is Ken Kullack
9. Noxious Weeds - Wes Keller shared common noxious weeds in the neighborhood and the importance of controlling them.
  - 9.1. In conduction with Payette River Sub 2, this past spring we had a spraying day. Chemical was provided by the County.
    - 9.1.1.We are looking to do a similar project next year. We’ll need volunteers.

- 9.2. Discussion regarding letter to property owners and/or county regarding lots that are overgrown with noxious weeds.
- 10. Sub Alpine Fir Parasite - Wes shared how to spot this parasite on/in trees. (white bubbly bark). Trees can be sprayed to prevent spread of the parasite and potential loss of the tree.
  - 10.1. Wes identified City of McCall Arborist or Department of Lands may help identify if any property owner trees are infested.
- 11. Firewise - Mike absent - Judy reviewed this past year's project.
  - 11.1. 2017-18 project - matching grant of up to \$500 to one property owner who's property had been identified as high-risk. The property owner accepted and cleaned up the lot.
  - 11.2. 2018 Ideas - we are looking for a leader to run project.
    - 11.2.1. In 2018 a re-evaluation survey is needed. This is done every 5 years. In years past, this has been done from the road. Discussion regarding possible permission by property owner's to enter property for a more accurate survey.
    - 11.2.2. Reminders: firewire a property must have a defensible space, recommendation is up to 50 feet, and property address that illuminates at night.
    - 11.2.3. Goats - Discussion regarding hiring to have goats come in again this year. Kathy passed around a sign-up for those interested in more information.
- 12. Other
  - 12.1. Craig Utter lead a discussion regarding Payette Land Trust, a non-profit organization that is dedicated to "protecting land for future generations the scenic, agricultural, ranch, recreational, historic and wildlife values of Idaho".
    - 12.1.1. Motion by Brian Valle, 2nd by Bob Secrist - to form a sub committee to investigate and start conversation surrounding potential for subdivision to purchase/obtain or gain easement the lot along the river for preservation. - Unanimous in favor.
  - 12.2. Air B&B & Vacation Rentals - discussion regarding vacation properties vs single family residence. Motion by Morgan, and 2nd by Wes to form a exploratory group to investigate Air B&B and vacation rentals with goal to bring concerns, the rules & regulations surrounding, and report findings at next year's annual meeting. - All in favor.
- 13. Nominee & Volunteers
  - 13.1. Firewise - Brian Valle, Mike Mayden, Mike McDonnel, and D'Antonion?
  - 13.2. Easement - Judy Secrist, Wes Keller, Morgan Giddings, Brian Valle
  - 13.3. Air B&B & Vacation Rentals - Kim Zeigel, Ken Kullack, Wes Keller
  - 13.4. ACC - Larry Farnes, Ken Kullack, Elise, and Scott
  - 13.5. Board - Judy Secrist, Kathy Scott, Larry Farnes, Christy Wonenberg, Kim Zeigel, Wes Keller, and Morgan Giddings
    - 13.5.1. Motion to accept the above board members by Judy, 2nd by Sandy - Unanimous decision to accept all members.
  - 13.6. Motion made and passed that all above are appointees as approved by the president and board.
- 14. Meeting adjourned