**PAYETTE RIVER SUBDIVISION #1 PROPERTY OWNERS**

**Annual Meeting**

**August 24, 2019**

**Attendees**

Morgan Giddings, Kathy Scott, Larry Farnes, Donnie and Mary Fain, Margie and Ron Stoor, Scott Larrando, Kara and Craig Utter, Ken Kulack with Jenn and Noah, Paul and Sandy Mann, Sigrid Boie, Mike Mayden, Ginn Dickman, Darren Holman, DeeAnn and Rich Urresti, Johnathon and Anna Leatham, Kim Zeydel, Elise Giddings, Meghan and William Lightfoot, and Steve Spickler.

**Call to Order**

The meeting was called to order by Morgan Giddings with 17 homeowners present at 1:10, a quorum was in attendance. (More showed up throughout the meeting.) Those present introduced themselves and stated where their homes were located in the subdivision. A sign-in sheet was used to record those present.

**Treasurer’s Report**

 Kathy Scott reported that we have a current balance of $10,477.09. Expenses for the year were $775.03 with $405.66 for the June clean-up and $99.05 for the website. Craig Utter moved that we accept the treasurer’s report, Elise Giddings seconded and all approved.

**Minutes of the Previous Annual Meeting**

 Kathy Scott moved to approve the minutes, Craig Utter seconded the motion, and it was approved.

**Old Business**

 **Payette Rive Walk Alliance – Craig Utter**

 Craig reported that the initial attempt to have a private party buy Payette River Subdivision 3 fell through due to uncertainties about a clean title to the land. Two other parties are now interested in possibly purchasing the 20+ acre lots (each approximately half of the total acreage). They would then potentially offer a conservation easement to the Payette Riverwalk Group, led by Brian Vale. The Payette Land Trust (Craig) and Payette Riverwalk are working with the real estate companies to see if an agreement can be reached on preserving the land near the river for public access through a conservation easement. Craig expressed that although the process has been more drawn out than expected, he has higher hopes that this may work out than previously. Craig stated his organization has worked on educating the buyer/sellers to the past history and cannot really pursue the conservation easement until seller/buyers have reached an agreement with a letter of intent. At that time, he expects to have a 6-month fund raising option period to close on the easement.

 **Website – Mike Mayden**

 Mike reported that the website is updated and the bylaws, CC&R’s, and the ACC guidelines are available online. Mike also noted later in meeting that the noxious weed information is also on the website.

 **Facebook – Ken Kulack**

There are 31 members who have shared things on the site including bear sightings.

 **Clarifying purpose of Facebook Group vs Website**

 The **website** is for longer-term, publicly shared information, like bylaws, covenants, and other information for the whole neighborhood. Personal information is not shared, except for the names of Board Members and other Committee members.

 The **Facebook Group** is a private group which only neighborhood owners can join and read. As such, we can share up to date real time information and discussions about what is going on in the neighborhood. Ken reminded us to keep it Civil, and he expressed interest in finding a co-moderator to help with maintaining it. For those who want to join, there is a link from the website to the group, if you haven’t joined yet, you will be prompted with a button to apply to join.

**Break** to have homemade ice cream made by the Giddings’ daughters. Donnie Fain moved to state the ice cream was exceptional and all agreed.

 **Architectural Committee – Larry Farnes**

 Six requests for additions, remodels and outbuildings were received. Updated architectural guidelines are posted on the website in convenient tabular form for anyone who needs to refer to them.

 **Noxious Weeds – Wesley Keller**

 Wesley provided a handout (through Morgan) on Noxious Weeds and how to identify and eliminate them. They continue to be a major issue in the area. Each Spring there is a volunteer spraying effort in the public spaces, such as the North Valley Trail. Please volunteer to help! For those that wish to avoid glyphosate and other synthetic weed killers, one member suggested horticultural vinegar (20-30% concentration), which is available online and is stated to kill weeds thoroughly by that member.

**New Business**

 **Firewise – Mike Mayden and Kathy Scott**

 We are one of 24 communities in the state designated as a Firewise Community and a plaque is on the speed limit sign coming into our subdivision. We are evaluated every 5 years. New reports are available on each lot. Scores are from 1 to 100 with 1 being the best. If you were not at the meeting, contact Judy or Kathy for your report. The initial evaluations were done from the road.

 Permission must be provided for the evaluator to come onto your land. A date will be set up for those who want the evaluator to come back and look at the whole lot. Let Judy know if you want to participate in this.

 Our Community Firewise rating depends in part on how much time and money we spend towards maintaining our properties in a Fire-Wise state. Index cards were passed out at the meeting for those who’ve done work to fill out time and money spent towards this. For those not at the meeting, or who forgot to report time/money spent on Firewise activities on their property, please submit them to Kathy Scott.

 The next cleanup will be September 20 to 23. The dumpster will be in the same place (266 Moonridge Dr.). It will be available for any owner to place woody debris in. If you need help moving debris, please contact Judy Secrist and she may be able to connect you with a volunteer. Thank you, Rich and Deanne Urresti, for allowing us to use the front area of your property.

 **Accessory Buildings and Rentals – Ken Kulak and Kim Zeydel**

 Rentals are covered by the state legislature bill 216

 Owner Occupied Bed and Breakfast, and Rentals are covered by the county ordinance 9-4-7 and require a Conditional Use Permit. Several owners are working through the process with Valley County right now.

 A final report of the ADU committee will be summarized and given to the Board after which conclusions may be posted on the website for owners to reference. This report will include links to the currently relevant County and State codes/ordinances/laws.

**Beautification**

 A concern was raised about the “ugly” power boxes on the corner of Moonridge Dr and Cindy Ln. There was a discussion about how we might beautify the area, perhaps by painting the boxes or etc. A committee was established (see Committee Volunteers) to research options and report to the Board.

**Wildlife in Neighborhood**

 Kim Zeydel reminded members to not feed the wildlife. An exterminator has been in the subdivision twice dealing with skunks and raccoons.

 **Committee Volunteers**

 New volunteers were requested for the ongoing committees, with emphasis on increased Firewise participation. The following volunteers were received:

 **Firewise** – Mike Mayden

 **ACC** – Larry Farnes, Scott Larrondo, Ken Kulack, and Elise Giddings (all previously appointed by the Board) will continue this next year.

 **Beautification Committee** to fix entrance into our subdivision – they will contact Valley County, Idaho Power and Frontier about what could be done ie. Painting their boxes. Members are Kara Utter, Meghan Lightfoot, Angie Hudson, and Elise Giddings.

 Finally, nominations were held for the PRS Board for the upcoming year. Seven spots are available. The following members were nominated, and approved by a unanimous vote:

 **Board Members** – Judy Secrist, Kathy Scott, Moran Giddings, Wesley Keller, Larry Farnes, Christy Wonenberg, and Kim Zeydel

Meeting was adjourned at 2:50.