

Harmon's Property Owners Association 2025 Annual Meeting

Meeting Minutes

Saturday, May 24, 2025

Board Members Present: Hal Thompson, President, Sherry Tedesco, Secretary, Jane Kreitzberg, Treasurer, Directors, Bob Kromm, Ken Swanger.

Absent: Steve Kerr, VP, Josh Wilson, Director

There were approximately 55 members present in-person, and several members present on the remote call in.

Hal Thompson welcomed HPOA members and called the 48th annual meeting of HPOA to order at 10am.

Introduction of all members present.

2024 Meeting Minutes

All members received the 2024 Annual Meeting minutes via e-mail in April. Hal Thompson called for a motion to approve.

MOTION: Mike Wise moved that the 2024 Annual meeting minutes be approved.

SECOND: The motion was seconded by Shawn Gilson.

There were no questions regarding 2024 minutes.

VOTE: The motion was approved by a voice vote of the members.

Treasurer's Report

Jane Kreitzberg gave the treasurer report. Financial reports were available at the meeting.

Balance sheet – We have four different accounts to keep funds separate, general, docks, roads and water. Up \$20k in cash from a year ago. Other current assets show water fund still owes dock fund \$18,640.

Profit & Loss and Budgets - Dues came in as expected and budgeted. Ten member slips were rented out last year. Dock repairs were as expected. Tribal dock fees went up \$11,775 (up from \$7,300). General and administrative in line with one legal and professional fee of \$1k spent to have lawyer look at HPOA CCRs. Road repairs and maintenance well under budget. Water system expenses under budget. No need for improvements and very little maintenance.

Looking at the proposed budget (1st column) for this next year. Big change on revenue side is what was voted on a couple of years ago in that water dues assessment went from \$200 to \$400 annually, which is reflected in the 2025 billing. Insurance went up for next year. Road expenses and water system budgets for the coming year are much the same. Operating income of \$31k. On water system fund we are proposing that we pay back \$10k to the dock fund.

Breakdown of Dues: Docks are \$400, general fund is \$50 for a lot and additional \$50 for a dwelling on the lot, roads assessment is \$200 and water is \$400.

Treasurer Jane Kreitzberg called for a motion to approve the Treasurers report and 2025-2026 fiscal year budget.

Member question brought attention to an error under fixed assets (orange well – operating well). Jane will update to make it clear that the green well is our operating well.

MOTION: Bob Askins moved that the members approve the 2024-2025 budget as presented.

SECOND: The motion was seconded by Pat Harmon.

VOTE: The motion was approved by voice vote.

Jane reviewed two updates to boat slip assignments. Tylman's property sold so slip B21 will be changed to Walker. Also, John Kraack purchased Dave Lange's property. The boat slip assignments will be laminated and placed down at docks soon. Main gate code is not changing this year. We have slips available for daily use at \$20/day for maximum of 4 nights.

Damon Taggart provided brief update on what he found when shopping around for HPOA insurance. Damon's suggestion to the board was to keep the current insurance. Hal reminded members that we do not have property casualty insurance on the docks. Members are self-insured.

Hal reviewed the results of last year's advisory vote which asked members if we want higher dues annually to build reserve OR higher special assessments. Majority wanted higher special assessments and lower annual dues. The board will continue to do special assessments.

Member asked about dock boxes. Bob Kromm reminded members that each slip is only allowed one dock box, and it should be placed on the shore side.

Water System Update

Treasurer Jane Kreitzberg gave the water system update.

Disaster preparedness. Our HPOA has close ties with Idaho rural association (IRWA). Hal Thompson facilitated having a diesel generator placed at our service building which is capable of providing backup power in case we ever need it. IRWA owns the generator, and they are in charge of maintaining it. Once a month Greg Luft fires it up. Dan W. suggested that we notify the fire department about the generator. Good idea!

Monitoring system continues to provide real time info about water usage, pump operation and reservoir security. In March, the monitoring system alerted us to a leak which was discovered in first addition. Jeff and Jane isolated the leak, and they were able to notify owners.

The board affirmed that WEH Enterprises (Buzz Howard) will be the lead contractor for HPOA water distribution services. Members are responsible from lot shut off valve to their home and may use the contractor of their choice on their own property.

We changed service providers to Emerald Creek company, which has three licensed operators and more depth and breadth of service to meet our needs. With this change there is no change to budget expense.

Shawn Gilson asked for board to explain why the water moratorium earlier in the Spring was put in place and then lifted. Board discovered that cost to connect a new lot was costing more than the \$1k that we were charging so the moratorium was put in place so that the board could do research. There are under 20 lots that have not hooked up to the distribution system. During the research it was discovered that our current CC&Rs do not allow us to increase the fee for new water hookups.

Currently if a new lot connects to the system, HPOA shoulders the expense. Shawn Gilson asked if there a way that we can have the lot owner pay for that themselves versus being a HPOA expense. Board has concerns about the inability to supervise the work being done. Shawn requests that the board consider the cost liability the association has and if it can be passed on to owners. Hal Thompson advised that because there are a small number of lots that need hook up, and all situations are unique, the board will not be creating rules to be applied broadly but rather will negotiate individually to decide what needs to be done.

Members asked questions about the water quality. Shawn Gilson suggests that the board include the water quality report with the meeting minutes.

A member asked about the threshold for full time residents on water system. Jane advised that we are near hitting that threshold and DEQ will ask in the next sanitary survey. Testing will then change from quarterly to monthly.

Quorum:

Sherry Tedesco announced that we have 60% of the votes (94/156). We need 50% so we have enough votes to transact official HPOA business.

Nominating Committee Report

Hal Thompson explained that the board itself acts as the nominating committee for our election. The board has nominated Hal Thompson as President, Steve Kerr as Vice President, Sherry Tedesco as Secretary and Jane Kreitzberg as Treasurer. For Directors, the board nominated Bob Kromm, Josh Wilson, Ken Swanger and Christy Anderson.

Bob Kromm chose to withdraw his nomination. The floor was opened for any additional nominations for the board.

MOTION: Hal Thompson moved to close nominations

VOTE: Unanimous yes by voice vote

Discussed voting integrity. Brad Gustafson will look into some sort of system (i.e. independent or third party) to ensure voting integrity and will present during the next board meeting.

Roads

Ken Swanger gave the report. There are no immediate issues with roads right now. Recommendation for chip sealing is every 7 years, but we have relatively low traffic flow. Members are to follow what the county advises for load limits. Members were advised to self-maintain their lot if trees are coming over the road. HPOA will take down trees that are in the right of way. Debbie DeChenne requests the board take a look at a dead tree leaning into her lot and consider having it taken down. Pat Harmon reminded members that the speed limit is 15 miles per hour on all of the neighborhood roads.

Beach and Docks

Bob Kromm gave the report. One dock box is allowed and needs to be set on the beach side. Anyone leaving kayaks, canoes etc. please register it with the board because in the fall the board will get rid of any items that remain on the beach. Check the operating rules on the HPOA website for the size that is allowed for the dock box. No side curtains should be used on the slip covers.

We have a workday at beach today after the meeting to clean up the beach.

Thank you to Al Gilson and Jon Lange for the new porta potty stand. Reminder that dog bags are not to be placed in the porta potty.

Weed problem. Hal talked to the Tribe. A tribal person is going to come out and talk to all the board to give some suggestions to getting rid of or reducing the amount of weeds. One way to reduce weeds in your slip is to put your slip cover up and put your boat in. Blocking the sunlight should help to reduce the weed growth.

Dock replacement discussion. At the last board meeting the board unanimously asked Hal to start the process in gathering information about replacing the docks. We are in the question asking and answering stage. Hal had a meeting with Jason from the Tribe. We need to fill out an encroachment application. If the Tribe says no to our proposal, then we will not be able to proceed. New docks must blend into the landscape. Tribe would be okay with a swim platform at the end of each dock as long as it's not more than 10 feet. Electricity is fine. Bottom line is that we will need to present a complete, detailed proposal to the Tribe for the best chance of acceptance. Once we get started on the project it is estimated to take two years.

Shoreline erosion control is an ongoing issue. No new concrete or block walls are allowed. A change the Tribe would like to see is consolidation of individual slips along the shoreline into a community slip structure like HPOA's.

Pat Harmon asked if there is any opportunity to negotiate with the Tribe in raising dock fees and when they raise the dock fees? Hal says the Tribe has full say.

Brad Gustafson asked if we need to move now if our experience with Jason at the Tribe is one that seems positive and promising to accept our proposal. If we have an affirmative from Jason, then maybe we need to move fast. Hal says Jason has been with the Tribe twenty-one years and has been in charge of the recreation and docks for twenty of those years. Hal says Jason is invested in his position and that there is still longevity there. Hal does not have concern.

Mike Wise asked if there was any grant money (tribal grants) available to offset some of homeowners cost? Hal says whoever we decide to contract with would need to get that question answered.

Hal spoke with Roger Tulberg, President of the LaConner HOA. They installed poly floats on galvanized steel frame and a concrete deck eleven years ago. They replaced their docks in stages and in hindsight Roger said he would not do it in stages again. Cost was \$11k per slip (11 years ago). Only one person should be the contact person with the Tribe. HDB Marine did all the work including design. Roger advised to make the slips as big as possible and not to do single slips for two boats. LaConner does not allow dock boxes at all and they do not have electricity at their docks because the Tribe will not allow them to cross the CDA trail. Members were responsible for their own financing. Their breakwater is an ongoing

issue. They expect their docks to have a 50-year life. Canopies are all put up and taken down by HDB (expense to members).

Dan Wisniewski went down to docks and checked all the walkways for rotten boards. He counted 130 2x6 twelve-foot boards at cost of \$1,244. We would need to get someone to do the board replacement. Most fingers on C dock are sinking – floats are not floating. Hal advised that dock replacement would be a long process, and, in the meantime, we would need to maintain the current docks for safety. If anyone is interested in doing the work to replace boards, please contact Hal or speak with a board member.

Amending the CC&Rs. Jane spoke about the covenants of restriction that guide how we govern our association and what prompted the board to mail out a letter, ballot and an amendment to the membership. The board hired an attorney that specialized in homeowners' association law. Currently our CC&Rs are not compliant with many standards of Idaho law, and they have not been modernized since the original execution by the developer. As currently written no changes can be made without 100% approval of all lot owners. The attorney recommended that we add an amendment provision to the CC&Rs which would allow for them to be amended with the approval of 2/3 of lot owners. Doing so would give us flexibility in the future to make a change with 2/3 of lot owners approval. Received 67% of ballot back and there are a handful of No's so this will be a multi-year process to get 100% approval.

Christie Anderson asked about how our CC&Rs are not in compliance with Idaho law. Jane does not know the answer to the question but one of the challenges is that the CC&Rs are written differently for the two additions. Member asked when atty says we are not in compliance with Idaho law, how does that set up the HOA for liability if a homeowner decides to push an issue with noncompliance, then we have to hire an attorney to defend ourselves. Jane will take the question back to the attorney.

Debbie DeChenne stated that the non-compliance is with Idaho "standards" of Idaho law. Shawn Gilson says he doesn't think there is liability in not meeting state standards.

A member asked why the discussion of sending out the letter and ballot to the membership was not in the board meeting minutes. If that was an omission than the board apologizes. Shawn Gilson asks the board to be more transparent in including these details within the board minutes.

Election results will be announced after meeting.

Fire danger. Reminder to members, there is 400 feet of fire hose, connections that go on hydrant in the fire trailer located at Hal's house. There is also a fire extinguisher on Hal's porch for anyone to use.

Reminder, we have the Facebook group and the HPOA web page that has all our information on it, including board and annual meeting minutes.

Mike Wise suggests for members to install a roof sprinkler (Hal's house) to protect homes and property. Can be purchased on Amazon. Please do not feed the turkeys. Use motion activated sprinkler systems or dogs to harass them so they don't hang out in your yard or deck.

MOTION to Adjourn: John Kraack moved to adjourn the meeting.

SECOND: The motion was seconded by Ed Diaz.

Meeting adjourned at 12:01pm.

Voting Results:

Out of 156 total votes possible, 96 votes were cast either in person or by proxy. This is 62% of total votes resulting in a quorum for transacting business.

Board of Director Results:

96 Hal Thompson, President
96 Steve Kerr, Vice President
96 Sherry Tedesco, Secretary
96 Jane Kreitzberg, Treasurer
92 Josh Wilson, Director
96 Ken Swanger, Director
90 Christy Anderson

Signed:

Sherry Tedesco, HPOA Secretary