

Harmon's Property Owners Association Spring Board Meeting Meeting Minutes

Meeting held at Hal Thompson's home

Called to Order: Saturday, April 12, 2025 at 10am

Present: Hal Thompson – President, Steve Kerr – VP, Sherry Tedesco – Secretary, Jane Kreitzberg – Treasurer, Directors – Bob Kromm, Ken Swanger, Josh Wilson

Members attending online: Christy Anderson, Al Gilson, Shawn Gilson

Annual meeting:

Saturday May 24, 2025 at 10am save the date email will be sent (done 4/19/25). Josh Wilson and Steve Kerr will be absent. Next year 2026 Bob Kromm offered to host the annual meeting. Board acting in it's role as the nominating committee nominated and unanimously approved the following slate of officers to be voted on at the annual meeting. Hal and Sherry will work on the agenda and sign in table.

President: Hal Thompson (*Update 4/17/2025: Hal has decided to continue as President for one more year*)

Vice President: Steve Kerr

Treasurer: Jane Kreitzberg

Secretary: Sherry Tedesco

Directors: Ken Swanger, Bob Kromm, Josh Wilson

Items to be presented at the annual meeting:

- Jane to update the membership about emergency preparedness – IRWA (Idaho Rural Water Assoc) generator.
- Docks update. R&R and HDB estimates, formation of dock committee.
- Roads update. Ken to present.
- Governance. Information about amending CC&Rs.

Annual HPOA board work schedule – Hal

- On HPOA Google Drive. Paper copy provided and there were no questions from the board.

Financial report – Jane

- Everyone is paid up on dues with exception of one lot, Polson lien filed Dec 16, 2024
- Tribal doc fee went up over \$4k this year
- Snow plow cost is \$360 per plow, the bill for winter's services has not been received
- Water system expenses – was initially \$500/mo (8 hrs), increased to 11 hrs per month, Jane renegotiated back to 8 hrs in Nov; \$65/hr
- We are going to make a change in the water operator. No longer needing services of Paul Sifford. Paul completed the water sample in April (done quarterly). We need more

depth and breadth (aging infrastructure). Jeff is looking at options to include securing grants for upgrade.

- Josh Wilson mentioned Cave Bay received a grant for \$5M for water system
- Generators have come up at annual meeting the last couple of years. IRWA (Dion) received funding and purchased 6 large commercial generators to be available to HOA across Idaho. The HPOA may use if needed and the generator may be taken away for use at other HOAs in need. We need to spend up to \$2k to get wiring done to service building. There is \$9k in current fiscal budget so no extra expense. Generator will be behind locked gate near service building, and IRWA is in charge of maintaining it and firing it up occasionally to ensure it works. There is a licensed electrician living near Kerr place that may be utilized.
- We have a new leak in the first addition started on Tuesday March 25th Jane/Jeff have searched and sent out email to homeowners advised to check the crawl space or basement and at the moment have not found it. Leaks costs ~\$90-\$100 per month in electricity to pump that water out to run out of the well 7200 gallons a day. Pipes are 45-50 years old. *(Update: 4/14/2025 water leak stopped!)*
- Dock slip rental program, short term and seasonal. Bob asked about slip for property that has renters – Christy uses the slip that Bob asked about; Jane advises that several slips are available (5); **Al will laminate a copy of the HPOA Boat Slip Assignments - 2025 and post down at docks.**

Using WEH Enterprises, Buzz Howard, for all work related to HPOA water system

- Jane made Motion: When HPOA hires an excavator to work on its drinking water distribution system, we will always use WEH Enterprises (Buzz Howard). The only exception is in an emergency situation when WEH is not available. WEH's extensive knowledge of our water system adds priceless value. This means up to and including the lot's isolation valve (HPOA's side).
 - Hal seconded the motion.
 - Opened for discussion:

Main line work up to curb stop. Any alternative must be licensed, bonded and insured. Ken Swanger suggests having a list of reputable companies to be used as backup. CC&Rs are setup for HPOA to pay the cost up to the curb.

Shawn Gilson via text: agreed to Buzz doing the work. Question: why do we not make the lot owner pay for the connection. With a \$400 connection fee it would be common for a lot owner to pay all connection costs. It does not need to be an association cost if we don't want it to be. The association does not need to contract it. They can dictate the contractor, oversee the work to ensure standards, and the owner contracts and pays for the work.

Hal provided some commentary on criticism that Buzz charges more than other contractors. And most utilities are paid up to the curb stop. We do not have anyone who is an expert and could oversee/ensure work standards etc. there would just be more unanswered questions.

Ken suggests a split in the cost with the owner.

18 lots without water hookup currently, 4 lots by sign board would be most expensive.

- After discussion, Motion passed unanimously.

Docks and Beach – Josh presented estimates for replacement of current docks.

Thank you to Jon Lange and Al Gilson for working on the porta potty platform

- R&R Northwest (3/28/2025) - \$1.034M for Steel/Poly and \$881k for Cedar Log
- HDB Marine (3/12/2025) - \$820k for Steel and \$680k for Cedar
- Both R&R and HDB would be booked out a minimum 8-12 month for replacement and these estimates are only for now, the cost will likely rise as time goes on. Also neither estimate includes electrical costs (Jim Saskin, electrical contractor)
- Josh estimates approximately \$12k per slip
- Open discussion:

Steve asks what if owners do not want to pay \$12k? Ken comments HPOA owners need to be all in or once owners see the new docks they likely will want to do the same. Hal – We need to talk about timing, price difference for piece meal of building. Christy Anderson via text: New docks would need to be cleared by the tribe. We are not grandfathered in and our amount of slips supercedes what they allow. When we petition for new docks, we need to state that each slip goes with a lot because the tribe was not aware of that. We are not promised 84. The top boards need to be replaced periodically.

Confirmed Jane/Jeff and three other members do not pay for docks, their votes would not be counted.

Al Gilson via text: Jason (tribe) told him that we are already out of compliance with their standards for # of slips but he didn't say that we couldn't rebuild the same square footage. We should ensure we have permission from the tribe that we can replace what we have. We need to be vigilant on looking for rotten boards, just to make sure that they are not so rotten that someone could be injured. That is a huge liability. Happened twice last summer.

Shawn Gilson via text: He is happy to be on a dock committee to help if needed.

Happy to connect with Josh before the annual meeting to help present to membership as Josh will not be present.

Steve cautions about timing. Josh suggests getting temp check from membership at annual meeting.

Bob asked how much do we have in the dock fund? ~\$100k (currently \$78k but water owes dock \$18k). At estimate of \$820 - \$100 = \$720 / 84 = ~\$8500 per slip

- **Josh will follow up with HDB with more questions, including break water**
- Dock committee to be announced at annual meeting – Shawn Gilson is interested.
 - **Bob Kromm, Ken Swanger and Shawn Gilson will present at annual meeting; Josh will provide the details to present**
- Rotten boards – fingers responsibility of person who owns the slip? \$80 / hr to have professional do it (liability issue) or do we have an HPOA volunteer.
 - Hal would like to move toward new docks vs replacement of rotten boards.
 - Sherry: rotten boards are liability and need replacement especially with timing with new docks being far out
- Bob brought up dock boxes, Garcia sold, Gransbery is the new owner

- Steve: inflatable floatation – forego the conversation at this time, hard time finding a dock builder that sells the devices, table this issue for right now
- Minimizing the weed problem on the water (Hal) Ben Scofield from tribe will come out and talk to us about the weeds. They have some ideas.
- 11:33am Shawn Gilson left meeting. Texted: *Thank you to the board. Appreciate all they are doing and the time they put in.*

Roads – Ken and Steve

- Ken reports that no one does the crack seal – somewhat of a waste of money; fog seal \$1 per square foot; almost \$16k to do the fog seal (~2 miles per road); Chip seal - \$7 per square foot and big difference long term; suggestion is to do the chip seal and then the fog seal so \$8 per square foot; Current road fund ~\$15k
 - We could get Poe Asphalt (originally did the road) to come out and give estimate. Ken estimates \$115k ballpark, Hal estimates more like \$150k (per Kevin Howard)
 - Remove trees in right away first before roads, Ed Diaz to assist
 - Roads are not an immediate need, Timeframe: 3-5 years
 - **Ken will check to see about how much cost might go up in year over year and he will present at the annual meeting. Roads are considered secondary expense with docks primary.**
- Yield signs and spring road restriction signs.
 - Signage – board agrees is not necessary. Load weights are controlled by county.
 - Members to caution others when there are heavy loads moving around roadways.

Governance – Amending CC&Rs – Jane and Hal

- Legal advised our current CC&Rs do not comply with Idaho code. Most CC&Rs allow for changes with 3/4 or 2/3 of membership vote. Our CC&Rs need 100% membership approval to make any changes. Board would like to amend the CC&Rs to require 2/3 membership approval for changes. We would need 100% of membership to approve the amendment.
 - Four lots do not participate in community docks so they do not pay dock assessment of \$400 but CC&Rs do not cover that, there are things that the attorney advises we should clean up. We put the water issue to rest, the update to the CC&Rs is NOT related to the water hookup / fee issue.
 - Attorney provided an example amendment to the CC&Rs. Copies will be provided to members as part of the documents for review during the annual HPOA meeting.
 - Jane and Jeff would help have discussions with members that vote NO

HPOA Insurance: after consulting with insurance rep, board decides to leave as is

Other Discussion:

- Fire suppression – 400 feet of hose, nearest hydrant is Oleaga lot, 1st addition has no hydrants; Ken advised there will be a new fire station on Larsen road with heli pad for life flight; there are significant number of lots with dead or downed trees, right of way (HPOA responsibility) is noted by property pins

Meeting Adjourned at 12:11pm.