

Meeting Minutes

Harmon's Property Owners Association Inc Special Board Meeting Regarding Docks

Date: Saturday, February 21, 2026 – Meeting started at 10 AM

Where: Hal Thompson's house

Members were invited to attend via remote listening. 25 members listened remotely.

Board members: Hal Thompson, President, Steve Kerr, VP, Sherry Tedesco, Secretary, Jane Kreitzberg (remote), Treasurer, Directors, Josh Wilson, Ken Swanger, Christy Anderson

Announcement: Steve and Sherry Tedesco took over the lease for The Flip Flop Grill at Conkling Marina. As the new owners, we are working diligently to get ready for a soft open (hopefully) in Mar/Apr for weekend breakfast. We look forward to bringing consistency and excellent service for the neighborhood and community at large. Stay tuned – more to come soon! Due to time constraints, Sherry will be resigning from the HPOA Board.

NOTE: HPOA has paid HDB \$5,820 for this design phase. This includes \$1,500 for preparing the tribal permit. The balance will be credited against the project cost if we approve the new docks. We are planning on paying KEC a \$750 engineering fee to assess any necessary electrical upgrades.

WE ARE IN THE PLANNING AND DISCUSSION STAGE. WE HAVE NOT MADE ANY COMMITMENTS TO ANYONE ELSE PENDING APPROVAL FROM THE ENTIRE HPOA MEMBERSHIP.

- 1) Members comments/questions. All members on the phone are muted. Text Brad Gustafson with questions. (208) 352-2886
- 2) HPOA Members in addition to the HPOA Board assisting with Dock proposal
Dock Committee - Steve Kerr and Christy Anderson committee co-chairs
Committee members - Josh Wilson, Dan Wisniewski, Al Gilson, Shawn Gilson, Jon Lange, Joe Larson, Larry Francis, Bob Askins
- 3) In-house experts to assist us: Financial - Jane Kreitzberg; Voting - Brad Gustafson;
Contract negotiations- Bob Askins, Shawn Gilson; Electrical - Jim Sasken (HPOA member, retired), Doug Wright, John Kraack, Calvin Akins
Out-house expert in Idaho HOA law and contract law: Brindee Collins, Attorney

NOTE: The major alternative to this proposal for dock replacement is if we can fix the current docks to get a few more years out of them. The HPOA Board has given unanimous

approval to have Hal Thompson gather information on proposed new docks and present it to the membership for a vote. Concurrently with the new dock process Hal Thompson has asked the Dock Committee and other interested members to pursue repairing the old docks and present that option to the Board. Because of the Board mandate to pursue new docks, Hal Thompson will not spend time on fixing the old docks unless directed to do so by the Board.

4) T configuration on Proposed New Docks

- Two dock systems instead of three. One access point from the shore. Configuration does not impact the current swimming area. Power pole by fence / road was changed out this week (per Josh). Overhead power to same power pole. If we had original two-tier proposal the gangways would go to bank and would end up really close to the swimming bank vs the T configuration does not. Leaves more room on the beach for members use.
- Tribe received the two-dock with two gang planks proposal and they agreed they liked the approach. Their concern was the moratorium on any new docks and that people do not have more than one slip per lot. We assured the Tribe / agreement. The tribe has not seen the T configuration. The proposal will go to recreational dept and then to the main board. The Tribe assured Hal that they like to work with HDB, as HDB understands the Tribe's rules.
- First docks are pushed out to where they will float at low water level in the winter. Increase the distance between docks to 48' (currently 35') between two configurations about 10 more feet in middle of docks than we currently get. Slips are 10' x 24' (current slips are 10' x 20').
- Planned for 10' swim platform at the end of each dock. Ten feet is max allowed by the Tribe. Water depth is shown on configuration 28' depth at the farthest end of docks. Bottom and top part of the T are fixed, not floating (cost associated). Only floating starts at the docks and the gangways will raise and lower as the water raises and lowers.
- Power – shown as red line on configuration. 11 outlets on each for total of 22 outlets, which means there will be electrical cords run (potential trip hazards) – question will be if we should double the number of electrical outlets – there will be cost associated.
- What happens with C dock with the two-dock configuration?
 - Hal suggests start by taking 1/2 of C Dock and put on end of A Dock then other half of C Dock on end of B Dock. Other suggestions are welcome.

- The T is composite decking, not concrete decking. The proposal is for concrete decking. Can put one lock on the gangway vs having two separate gates.
 - Questions for HDB: Access ramp is 5' which could potentially be a choke point so widening would be better. Wider of the top of the T from 8' to 10' – swim platform would be better.

Pause for board member comments:

- Christy: Likes the T configuration, likes it wider, some members may have concerns with the differences in the deck (Elaine pushed into the weeds, too deep for Lonnie's lift)
- Steve: supports T config 100%; if this proposal fails to get approved then we will need to address maintenance of the current dock; boards to be replaced even until the dock work starts
- Josh: likes new configuration, ramp width of 5' may be adequate (mentioned Shooters); look at two 200 amp panels for future expansion
- Ken: would like to see the top of the T wider vs the gangway if it's a matter of cost; would rather electrical stay with 22 outlets/pedestals and increase the amperage – more important than increasing the number of pedestals
- Sherry: question about how much farther out the docks are in the lake (1/3 more of the way out)
 - Hal: Tribe wasn't concerned about the add'l distance out in the lake
 - Christy: suspects will stop some of the wakeboard traffic, more protection for our bay
- Jane: likes the two-dock configuration

5) Quotes for construction of T configuration docks.

Discussion regarding competitive bids:

- Hal: Tribe has made it abundantly clear that they like working with HDB, as there is history there and HDB understands the Tribe's rules. However, if the board wants for Hal to get bids from other dock builders than he will do that.
- Comments from board members:
 - Sherry: pass / no comment
 - Jane: we did get other bids early on, I am very comfortable staying with HDB
 - Ken: could be costly (\$5k) to get other bids and because the Tribe has made it clear that they like HDB, then we should stick with HDB
 - Josh: agrees with Ken

- Steve: agrees

6) Electrical options / discussion

- Buried electrical vs overhead electrical. We need to get to the bottom of why HDB would assume the electrical would be buried, could be costly. Per Jim Saskin, the more pedestals we have the more opportunity for something to go wrong (add'l costs).
 - Hal gave KEC the ok to talk to Jim Saskin – may incur a \$750 engineering fee
 - Future needs – very important! Ability to pull wires for future upgrades.
- Christy comment: Al Gilson has concerns / comment about electrical. Reminds us that we have members that have electrical experience, Doug Wright, Calvin Akins and John Kraack.

7) Cost Reduction options / discussion

- T configuration quote is available to members. Send email request to Harmonsaddition@gmail.com
- \$1.6M bid for T configuration, \$20k per lot (\$40k per those that own two lots)
 - Includes poly floats with concrete decking; 10x24 slips, T-shaped steel truss pier approach with composite decking gangway brackets, medium duty flat gangway that goes from the top of the T down to each dock, there is one of ours that they can use (only 1 of our 3 will work) and they will need to manufacture one more; double slip cover over two slips; Trionic dock boxes, 11 utility light posts with plug-ins for each dock, electrical panel (two 60 amp 240V), provision to upgrade the electrical (*questions to be answered*), removal of all wood piles and re-diving and handling of steel pile (12 qty) and new steel pile (16 qty), removal of all existing docks
- Discussion of potential cost reductions:
 - We could sell the two aluminum metal gangways.
 - If we went to composite decking it would reduce the price by \$37k
 - T-shaped structure increases the price by \$54k; if went back to two ramps going out like the original proposal then would be \$54k less
 - If we added a gangway instead of using ours, it would be an add'l \$10k
 - Slipcovers: covering two slips with one cover is \$82k more expensive than covering each slip individually.
 - Pause for Board Member comment: Do we want to go with individual slip covers?
 - Jane: has no comment as doesn't have a slip; but likes the look of the double slipcover

- Christy: Are the Krietzberg's voting if they don't have a slip and are they responsible for the cost of the docks? Who is responsible if the cover is over two slips? She is in favor of single slipcover. Wants to be able to put up and take down her own slipcover.

Update from Hal: per Attorney, because of CC&Rs everyone needs to be treated equally.

- Steve: prefers single, look and responsibility standpoint
 - Josh: like look of double and prefers single, and give members the option to opt out of a cover, and to put them up and take them down yourself
 - Ken – price for the slipcovers are outrageous! Prefers the single to save money, there is a company that comes around and takes down and puts them up and have them stored (potentially at the well site).
 - Sherry: agrees with the single cover
 - Hal: agrees to go to single covers as they are more manageable. Also now you've doubled the number of slipcovers that need to be put up and taken down so what is the cost associated with that?
- Currently 11 utility light poles and if we doubled then that would double the price, one for every two slips then 1 for every four; we will have "adequate" light with current amps. We will wait for what the electrical experts tell us.
 - How did we determine 24' length of slips?
 - The board agreed unanimously with the 24' slip. There would be 20% reduction in total price if we were to go with less length in slips.

8) Membership transparency and education is of utmost importance. Next board meeting, Hal would like the board to be involved in contacting people to ask them what they think about this dock project. Send out updated list to the Board. Steve suggests updating the map too. Brad is compiling questions. Hal made his best guess as to how the association would vote "pretty much dead heat".

9) HPOA voting integrity - Brad Gustafson

Hal talked to Attorney who suggested use votehoanow.com, private 3rd party online. Brad presented: Goal is to ensure secure, trustworthy voting process. Current paper-based approach relies on manual processes to enter/tabulate results which

exposes the potential for errors and raises concerns about the potential for manipulation of results. This process has worked for the HPOA to date but could be improved on, especially for critical decisions, like the new docks. Online voting tools provide a more direct, automated path from vote to result with a side benefit of reduced administrative effort.

Brad looked at 4 voting tools including votehoanow, votegrity, electionbuddy and myhoavoting. They all do the same things: put together a voting ballot, link to ballot, members log in and validate that you are an owner, pass credentialing, place your vote, once cast you get a confirmation and then the results are compiled in the background, could see when quorum is reached, could give members visibility to real time vote results. Benefits: reduces administration, may reduce proxy votes

- Christy: What happens with proxy voting?
 - Brad: Theoretically you reduce proxies, most have the ability to do the entry on someone else's behalf there is typically a method to enter them on behalf

Two main ways that they work:

- a) DIY: buy software, build ballots, etc.
- b) Managed services: we forward the questions for ballot and list of owners, they do everything for setup, and sent correctly and then compile results.

Cost: DIY is not much less expensive. Ex: \$100-\$150 per year versus Managed Services ranges \$600-\$1k per year; votehoanow most robust and legally defensible is \$600 for 1 vote per year and then add'l votes would cost \$100 per add'l vote and perhaps move into a different package

Brad recommendation to use both manual and online services. Maybe there are times to spend the money and then times when we use manual vote process.

- All board members unanimously agreed to the use of the online voting.
- Thanks to Brad for putting in the time and effort to do all the research.
- Additional discussion regarding proxies. Hal comment: He gets the most proxies (20-30) so usually not contested and point is to ensure we get quorum. He does not want all the responsibility on him and prefers that members use online voting. With \$20k assessment it is important that members cast their own vote.
- Brad will ask VoteHOANow if their voting manager would assist people having problems entering their vote or potentially enter the member vote on their behalf as an independent third party?
- Quorum is 50%
- See Brad's notes attached.

Hal made a motion:

To direct Brad to further research questions around VoteHOANow.com and that Brad and Hal can decide whether to use it?

- Ken seconded the motion
- No further discussion
- All in favor. Motion passed.

10) Work with HDB on contract including timelines, penalties for being late, etc.

- Attorney will draft the contract. Bob Askins and Shawn Gilson will be involved in the review.

11) Legal Documents and recommendations from our attorney. (New information as of 2/19/26)

- What if members are not in favor of docks?
The way CC&Rs are written the Harmon, Krietzberg and Bavias should vote on the docks, in all matters pertaining to association members who purchased a lot still get a vote but are not be responsible for paying the \$20k.
- Hal asked about the two developer lots that CC&Rs state the developers pay no dues or assessment to HOA if it stays in developers' name. HOA will need to eat the cost. Pat Harmon is not selling the developer lots.
- Hal has heard that if we offer a payment plan to members they would be much more likely to vote in favor. Offering a payment plan to get more votes, in the past, has come with some headaches. If we offer than HOA has to borrow from the bank. Have to figure out the interest rate, late charges and what about foreclosure.
- Board comments regarding how strongly do you feel about giving a payment option? Estimate 60 months at 12% approx. \$450 / month for 5 years for unsecured loan
Additional information: Bank assesses the viability of the HOA to get the HOA to get lending from the bank, reserve studies will be needed; and insurance will be needed.
 - Christy: In favor of an option> Feels important to give an option to members to borrow with HOA 5 yrs
 - Steve: After some discussion, decided he is not in favor.
 - Josh: Not in favor. Advise members to go to the bank themselves.
 - Ken: Not in favor. Looking at property values and hope that homeowners have equity on their lots.
 - Sherry: Not in favor.
 - Jane: Not in favor. HOA should not be the bank and put in the position of collector.

- Hal: Not in favor.
We, the entire board, acknowledge the difficulty and have empathy for those that may need to seek a loan, who are currently struggling (~5 members in mind that may need help).
 - Brad: Figure out when the payments are going to be due and then a timeframe for them to pull the money together.
 - Per Hal: These minutes are everyone's notice that they need to start saving money and making arrangements.
 - Ken: Access to the lake is a huge investment because it will only increase the value of your property.
 - Christy: We need to stress that our bylaws 8.6 have the right to foreclose.
 - Hal: Per Atty HOAs have a lot of power and have the right not only to foreclose but to go after personal assets, bank accounts. Make sure the word gets out to the membership that if this vote passes then the money will be collected.

12) Timeline - tentative goal is to start construction on-site in October 2026

- September 1 assessment of \$20k is due
- Hal will ask to have quote revised from HDB based on what we discussed.
- Discuss further at the April 2026 Board Meeting. HPOA Board will vote to present the proposal at the annual membership meeting.
- Present HDB dock configuration / proposal and information to membership at May 23 (Memorial Day Weekend) Annual Members meeting.
- June 2026, we would ask for membership vote.
 - If approved by the membership, HDB will complete the CdA Tribal permit for the encroachment and submit it for CdA Tribal approval.
 - If approved by the CdA Tribe, HPOA will sign a contract with HDB.
- Upon signing the contract with HDB collection of the assessment from members will start. All assessments to be paid in by (tentative) September 1, 2026.
- On-site construction would start October 1, 2026, and continues through the spring of 2027 depending on weather.

13) Other

- Cover slip maintenance: \$180 per single to put up and take down; crew from Moses lake \$125 per slip per year and then the crew takes to the storage; HDB said they would teach anyone how to do it – putting up and taking down.
 - If cost comes out of the dues then owners wouldn't be able to opt out.
- Sherry will send a letter of resignation to be effective 3/14.

- Board will vote to accept Brad Gustafson's offer to stand in as interim Secretary.
- At annual meeting, members will vote on the Secretary position.

Meeting adjourned at 12:10pm PST