

The Vineyards Annual HOA Meeting  
4/17/2025  
Meeting Held at Nina Palmer's Home

Present:

1. Jonny Bryan – President - Board Member
2. Lyn Shirley – Secretary – Board Member
3. Patty Thies – Treasurer – Board Member
4. Emerald Sica – Director (Landscaping Maintenance)
5. Nina Palmer – Director (Public Relations)
6. Natalia Brenders – Director (Architectural Control)

Not Present: Rick Woodland - Vice President- Board Member

The meeting was called to order at 6:34 pm by President Jonny Bryan  
Introduced the Board and Fred, representing Riverside Property Management  
Residents need to sign in for legal records  
Copy of CC&Rs available – already developed, not by us, but we are adhering to them

Emerald – New to the board this year and is the director of the Vineyard's landscape.

Accomplishments so far in 2025:

- Appointment of a new Landscape company that will include the following in their contract. Emptying of the doggie pot each week, maintenance of small trees, and the retention ponds. These items were not in the last company's contract. The usual items, fertilization, aeration, irrigation, turn on and off, trash removal, pruning, weeding, edging, and mowing will occur regularly as per the contract. Items that are not included are snow removal and irrigation repairs.
- Some additional Christmas decorations at the entrances.
- The board painted Santa Hats on hydrants with supplies provided by the city.
- Electrical installation in the common area.
- Tree removals along Cherry. 1 more to go, and stump removal will begin, including the common area and Linder entrance
- Fence repairs that were damaged by overgrown trunks.
- Tree replacements along Cherry and the Linder entrance will be completed in May with Prunus Okame "Okame Cherry." These trees will provide beautiful Spring color in 2026. The tree replacement in the common area is on hold due to the ACHD easement.
- Annuals will be installed at the Vineyard's entrance when the bulbs finish their display.
- Street light bulbs were replaced by the city, which has had a brightening effect.
- Reached out to Idaho Power regarding the transformer boxes. 1997 Santa Clara, 1453 Vineyard, and 2031 Lucerne were replaced.

What the Future holds:

- New Park benches in the common area that will stand the test of time
- 1-2 Garbage cans to keep trash out of the Doggie pot and the common area.
- Entry enhancements that will be cohesive throughout the community.
- An annual schedule for tree pruning to keep our mature trees healthy and within ACHD guidelines.
- Ongoing repairs to an aging irrigation system to keep water costs down
- Bulletin board at the park for communication

Natalia – addressed architectural permits and specific questions from the Idaho Legislature – notes provided.

Nina – communications – Manages community FB page – encouraged residents to be a member (be aware of current situations), suggestion box – ideas for community, encouraged constructive criticisms, residents can attend meetings, addressed HOA dues – trying to stay in our means regarding costs, was unaware of costs to run HOA until she became a member

Patty – refer to the provided notes. Addressed financials with the residents, encouraged people to reach out to the board if they are struggling to pay dues—still 23 with overdue HOA dues, which limits the HOA budget. There will be additional landscaping issues next year, and some trees will be replaced.

Jonny – importance of Riverside Property Management and to reach out to them, not the board, as they are more qualified and knowledgeable to address questions

CC&Rs – Section 2.1 trash cans; 2.15 trailers, boats, and RVs; Section 2.3 and 2.35 yard and sidewalk maintenance; Pride of ownership, homes holding value; Process for liens on houses – Riverside needs a solid paper trail to have any power enforcing CC&Rs.

Q&A

Jeff - house backs up to the canal – are they allowed to cut weeds in the canal? – Emerald – that is the city – Jonny's dad - State of Idaho Irrigation. Subdivision owns 4ft out from the fence, the rest is the State, and can do ditch burning

Budget – What are the legal and professional fees? – Jonny and Patty addressed the Riverside liens and legal letter before the liens

Where are the retention ponds? – Both behind Santa Clara, the west side fills up, and the south one doesn't

Has anyone received a notice of flood zones? Nina addressed the problem – the culvert needs to be replaced and has been neglected for some time. The city has it on the agenda to be addressed. City and ACH have been passing the buck, as neither is willing to bear the financial burden and take responsibility for the problem. Beneficial to have a petition from residents being affected, as it is a deterrent to house sales and house values. The immediate flood zone

and the 100-year flood zone determine the amount of insurance available. Affects 50 residents. Flood insurance is separate from mortgage insurance. The resident knows civil engineers who can do a write-up to get homes free and clear. Nina also addressed the fact that her willow tree and the others in the park are not contributing to the flooding problem in the commons area.

Do we have to pay for flood insurance if we don't get a notice? No

What is the status of the house on the corner of Silverado and Sunny Slope? A trailer every other day. Weeds, no lawn. Rental/investor

What is going on with the house on Sunny Slope? Margorie said it is a fungus and an aeration problem in the lawn – they have started working on the leak first.

There are bushes growing over the sidewalk—don't trim them, but rather take pictures and send them to Riverside. Patty reiterated that they should reach out to Riverside, and Riverside would then contact the board. They need a paper trail. They will figure out which CC&R is being violated. Neighborly care is also encouraged.

Code enforcement or Riverside? Contact both – nuisances include chickens, dogs barking, roosters, and dogs running without a leash.

Have any laws changed for the living assistance/group home? Jonny - they are grandfathered in. The board complained about trash and smoking.

There was an acknowledgment of the board's work.

Ed – Vineyards car show at the common area – developmental stage- provided information – hot dogs, music, - perhaps adopt a charity – Nina is the POC

Nina – Easter egg hunt, farmstands, trunk or treat, Christmas light contest, ideas for other events

Jonny adjourned the meeting at 7:37 pm.

Minutes submitted by: Lyn Shirley to Vineyard HOA board members and Riverside Management Company.