

Minutes
Terra Nativa Homeowners Association Annual Meeting
September 22, 2021

- 1). President Bobby Porter announced the Board's decision to employ a management company to run the day to day operations of the Association. This was in an effort to reduce time spent on HOA issues by the volunteer Board, and to create economies of scale to reduce HOA expenses. After interviewing several candidates, Riverside Management was chosen for the position. Anthony Korell from Riverside was introduced as the contact person for Riverside going forward (riversideboise@aol.com).
- 2). Treasurer Fred Badke presented a financial overview of the HOA back to 2019 and extending to a projected budget for 2022. One of the biggest expense over the past two years has been the common area fencing restoration project, partially funded by special assessments for 2020 and 2021. There have also been excess attorney fees this year related to conflict of interest issues, attempts to understand how to resolve the remaining slide house on Alto Via, and filings of liens against delinquent homeowners. The Board does not anticipate additional special assessments or need to raise dues. Billing dues forward rather than in arrears has allowed the HOA to create a cash reserve.
- 3). Bobby Porter reviewed the status of Alto Via slide properties. The remaining structure (Bruno house) has been involved in protracted litigation which is still unresolved. The HOA attorney has recommended that the HOA avoid any legal entanglements until the current lawsuits are resolved. The Board has placed liens on a number of lots in the slide area with delinquent dues. Although liens have been filed, the Board does not intend to foreclose on these properties; this is simply a mechanism for the HOA to recover assessments should the properties be sold in the future.
- 4). Bobby Porter reviewed the common area fencing project, which is slated for completion by the end of the year. Questions were raised concerning what constitutes "common area fencing", to be funded by the HOA. The Board has defined that as original rustic fencing bordering the common area; fencing in between lots, not bordering common areas, is not considered to be a responsibility of the HOA. Last year the construction process used by the HOA was also utilized for fence repair by private homeowners; these owners fully reimbursed the HOA for their repairs.
- 5). Problems with short term rentals in the neighborhood was reviewed. In Idaho, short term rentals cannot be prohibited. The HOA had added an amendment in 2019 to the CC&Rs restricting short term rentals for homes purchased after that date. However, there was some question as to whether or not that amendment was still valid. Fred Badke will pose that question to the HOA attorney for clarification.
- 6). Steve Calverley presented a plan for refurbishing the walking trails in the common area, to begin next year. There are currently two trails between Strata Via and Eastdale which are duplicates for all intents and purposes. It is planned to abandon the easternmost trail and concentrate on renewing the westernmost. Steve will develop a proposal for the Board to approve before embarking on the project.
- 7). Bobby discussed increased traffic in the neighborhood since the nighttime closure of Table Rock Rd at Alto Via. Some of this traffic may be inclined toward vandalism or other criminal behavior. Some type of surveillance system at the entrances to Terra Nativa may be a worthwhile investment to prevent problems going forward. Bobby will explore what may be required from a technical and cost perspective.
- 8). The CC&Rs specify that members of the Architectural Review Committee(ARC) are selected by the Board at the annual meeting, by asking for volunteers. Jenni Bradley asked to be added to the Committee, in addition to the existing members. The Board will add Jenni to the ARC.
- 9). The Board election was conducted. Bobby Porter, Fred Badke, and Steve Calverley agreed to run for an additional term. There were no nominations from the floor. Written ballots were submitted by eligible homeowners. The current Board was re-elected unanimously.

Submitted by Fred Badke, Secretary/Treasurer