

BOULDER CREEK AT SOUTHPOINT ASSOCIATION

2025 ANNUAL MEETING MINUTES

September 24, 2025, 6:00 p.m.

Community Park in Phase 4, Boise, ID 83709

Call to Order

Mark Hessing,, introduced Board Members - Jimmy Ridgeway-VP, MaryAnn Clifton-Treasurer, Susan Hessing-Secretary, Amanda AlSchawaf-Red Door.

Establish a Quorum

Amanda established that a quorum had been met.

Financial Report

Residents were given a packet that contained P&L, Balance Sheet, and sheet showing 2024 Actual, 2025 Budget, and 2025 YTD. We had passed a bare bones budget, and were watching expenses closely. No increase of fees is anticipated in 2026. Some of the accomplishments in our subdivision over the previous year were discussed: Leveling of sidewalks, trimming of trees, deep root fertilization of trees, dead trees removed and stumps ground, two new trees and one shrub planted. Vandalism at the park was also discussed. One of the capstones at the southern pavilion at the park was vandalized and is scheduled to be replaced, cost of \$500. Opened for questions. Only question was about line item for legal fees, which was a letter sent to a resident regarding a persistent violation.

Old Business

- Work party for spring along path is needed. Question was asked as to who is responsible for this. Is the developer of the property by Fred Meyer?
- Original plat called for developer to put in trees, which have not been planted. Board will check with city
- Area on K-Bar-T where tree was removed needs to be re-sodded. We will do this in the spring, as a community work party.
- There are some areas on Divide Pass where grass is looking poorly. May be bugs or watering.

New Business

Weeds and Seeds--

-Nampa/Meridian irrigation district repaired a faulty pump in June or July. It took a while to get parts.

-Irrigation system is getting old creating more and more problems - wiring has gone bad on some zones, had to add battery operated sprinklers. Lawnco has been supportive. They have been called several times.

-Current contract with Lawnco ends 12/31, and we are going out to bid for a new contract

-Call or email Amanda at Red Door with common area irrigation issues.

-How do we manage aging system? We will just maintain for now. We are not planning an overhaul of entire system

-Irrigation water will be turned off on Oct. 7. We will not be running city water through our irrigation system.

ACC

-We would like another member for the ACC. Chris Bell volunteered

-Thank you to the ACC. It is time consuming, and we get responses quickly.

FINES

-Current CC&R's make no provision for fines for persistent violations. We send multiple letters. Third letter, homeowner is invited to attend a board meeting to discuss issue. When no response, we would like to add fines.

Discussion-Questions - How much - Other subdivisions charge up to \$1,000. We would like to do much less –just trying to keep subdivision nice and follow CC&R's. A homeowner spoke and said she was president in another HOA and attorney told them "Good luck. You'll have to go to court to collect." There was a lot of discussion, and idea was tabled for now.

Issues Brought Up By Homeowners

-Parking on streets - We have no authority. It is a safety issue. Cars can only be parked on street three days. Business equipment parked in street, creating safety hazard was brought up. Violates city code, and CC&R's say no impact businesses can be conducted in neighborhood. Call Boise City to report. They will respond.

Campers in driveways and behind fences

-They are unsightly and against CC&R's. A homeowner asked why the issue. Survey was completed a few years ago asking whether we wanted to allow campers to be parked behind fences. Overwhelming majority of homeowners said no. Many have bought homes here because they did not want to look at RV's and campers parked on property. RV's and campers need to be parked elsewhere

Good Neighbor Reminders

-LET'S ALL GET ALONG - Be a good neighbor

- Send notice with website address, include how to fill out the forms.
- If you have an issue (i.e., working on your RV and it will be in your driveway for a few days, notify the Board. We are your neighbors and will be understanding.
- Trees and bushes need to be trimmed off sidewalk. Bushes should not have branches extending over sidewalk. Tree branches must be trimmed to a height of 8 feet over sidewalks, and 14 feet over streets.
- Pick up after dogs, please.
- Request was made to change the garage sale date, not on Father's Day weekend. Possibly schedule the same day as Pepper Hills.
- Request was made to participate in National Night Out, and maybe some other community type events.
- Neighbor thanked the current board. Said we have had the best communication of any board.

BOARD ELECTIONS

-Mark Hessing and Jimmy Ridgeway stepped down. Mary Ann Clifton and Susan Hessing will remain on the board for one more year. Two new board members were elected to two-year terms - Mark Gregory and Kelsey Wilcox.

ADJOURN