BOULDER CREEK 2026 ANNUAL MEETING MINUTES
September 10, 2026

CALL TO ORDER

Board and Red Door introductions were made. Board members in attendance were Susan Hessing, Mark Gregory, Mary Ann Clifton. In attendance from Red Door was Amanda.

ESTABLISH A QUORUM

Red Door confirmed that quorum had been met.

FINANCIAL REPORT

FY 2025 Actuals, FY 2026 Budget, and FY 2026, YTD financials were distributed to all in attendance. There were no questions

ACC

Reminder to submit ACC approval form for all exterior changes to home - paint, roof, fence, shop

Thank you Kim, Greg and Chris for all your work

Kim will not be returning to ACC. A new volunteer was sought and Ken Mollesen volunteered.

LANDSCAPING

We went out to bid on our lawn maintenance. Received bids from 6 companies. Lawnco was chosen and a 3 year contract was signed, with a slight increase in price each year.

TREES

Flying V is maintaining our trees, trimming approximately one third of the subdivision each year.

Trim your trees over sidewalks and streets PLEASE (8ft above sidewalks, 14 ft above streets)

The filters added by Nampa Meridian Irrigation are helping tremendously.

If your yard backs up to a park and your tree damages the fence, you will be responsible for repair.

Question regarding fence colors and style. CC&R's list natural stain or no stain. 4" or 6" dog-eared cedar pickets, and wood or metal posts. Metal posts should be wood wrapped if visible from street.

The fence along K-Bar-T is many different colors, and the Board was asked to pursue staining it all one color for better appearance. This would require permission

from all neighbors who own the fences. Board was asked to get bids, permission, or organize a possible work-party.

Goatheads and weeds on path to Fred Meyer. When this land was developed we were told the developer would maintain path. Board was asked to find out who is responsible and have it maintained, or if that's not possible, organize a work party .

IRRIGATION

Irrigation water will be shut off September 28. We have the ability to run city water through our irrigation system if needed. Hasn't been done in several years.

Irrigation fees are based on your road frontage.

Who to call regarding dead trees etc along canal bank. Canal is actually a creek, Five Mile Creek, so cleanup rules are different. We don't know who our ditch rider is, but Nampa Meridian Irrigation would be a good place to start.

RATS

Several homes in our subdivision have had rats. The city is addressing the problem and will first establish a way to identify location. As for our neighborhood, we can address personally. Please do your part. Bait traps and wait, then set trap. Keep pet food inside. Look for openings. Keep wood piles away from home. Clean u p dog droppings. Keep garage door closed. Clean grill. Keep home/yard clean. Use traps or RatX (available from Amazon, Walmart, Home Depot) with no secondary kill and seems safe.

Are they coming from the canal? It takes the whole community to help. There are both roof rats and Norwegian rats.

Skunks in the neighborhood, too. Use Pine-sol for skunks.

TRANSFER FEES

Transfer fees were $500 on each home sold. Legislature passed a law saying you can only collect Transfer fees if your CC&R's specifically list "Transfer fees" and the amount, and that property management companies cannot keep any of the transfer fee. Our CC&R's do not list transfer fee. A motion was made by Earnie Callender and seconded by Julie Hill to add $500 Transfer Fees to our CC&R's. 2026 budged had allotted $3,000 revenue from transfer fees.

HOLIDAY DECORATING CONTESTS

We will have decorating contests for Halloween and Christmas. We hope to award three $100 prizes for each contest. Boise Fire Department will be asked to judge again. If you have a business that would like to sponsor a prize, please reach out.

We will have a hot chocolate meet and greet during Christmas contest.

ELECTIONS

We have had 4 Board Members since 2005, but CC&R's say 3. However By-laws list four offices - President, Vice President, Secretary, Treasurer. Two years ago we voted on changing the by-laws to set term of office at two years, with two positions being elected every year. This would assure we never had an entirely brand new board. Change was not made official. Actions will be taken to change CC&R's to provide 4 board members to bring CC&R's in compliance with By-laws. Then, by-laws will be changed to two year term, as voted upon in 2024.

Mary Ann Clifton and Kelsey Wilcox not seeking re-election. Susan Hessing and Mark Gregory were. A third board member was asked for and Daniel Martinez volunteered. Vote was approved by voice, and recorded by Red Door.

A board officer, which can be appointed by the Board of Directors was sought, and Amy Wyte volunteered.

COMMUNITY FORUM

Clean up after your dogs! We have doggie waste bags in both parks. Please use them and take them home to your garbage. Don't leave them or the waste lying around. The question of trash cans for the waste bags was brought up and discussed, but the cost is $200-$250 per month.

Watch for Newsletter coming in September



Approved 9-15-2026
Susan Hessing, President