

Morning Sun Homeowners Association Meeting Minutes

Date: November 9, 2023
Time: Begin: 7:00pm | Adjourned: 9:00pm
Address: Pillar Falls Elementary School, 3105 Stadium Blvd, Twin Falls ID

BOARD MEMBERS PRESENT

Shawn Smothers: President
Paige Henderson: Treasurer
Karrie Smothers: Secretary
Frank Garcia: Architectural Review

MEMBERS STEPPING DOWN

Clint Hostetler

ITEMS DISCUSSED

- Alan Horner shared a recent incident involving a salesman from Horizon Power forcing his way into their home on November 9th (day of meeting) when he was not there and demanding his wife give him personal information including her SS#. We asked if anyone in the group had a ring doorbell to submit to the website for us to follow up on. It was suggested we put up more neighborhood watch signs throughout the neighborhoods in our community. Also asked for HOA to contact the police department to report we are having these issues in our subdivision.
- Homeowner mentioned the increase in dues and the minutes last year at the annual HOA meeting were not approved. Corrections noted and to be revised.
- Our community is 20 years old. Started with 42 homes in 2002, increased to 416 in 2023 with a projected 50-60 more homes in phase 10 to be completed in 2025.
- Key repairs and projects done this year, including repairs done to damaged sprinkler lines by TDS, sprinkler and valves replaced to due aging equipment, dead trees taken down, upgrades to flower beds, Morning Sun HOA website.
- Pea gravel situation on Stadium Blvd. Suggestions were made for possible solutions and volunteers stepped up to help with this in our future projects.
- Irrigation boxes on Stadium Blvd by the school. Who is responsible for them? It was suggested that we contact the city and see if it would be possible to get locks on them for safety.
- Call for volunteers for Board positions. Possibility of bringing in a property management company if there are no volunteers, but would prefer to keep it within our community if at all possible.
- Future opportunities to bring in revenue. Increasing our transfer fees.
- Goals for next year: 1) Reserve fund. This is not required but one is needed to cover necessary, large expenses to prevent need for special assessments. This will be proposed in the revisions to organizational documents next year. We will work toward a 70% reserve. 2) Proposed moving Morning Sun sign on Stadium (Phase 9) across the street (Phase 10) and build something around it to match the other Morning Sun signage in our community. We had a volunteer to help us with this. 3) Future landscaping for Phase 10 and the possibility of going toward a more low-maintenance landscape if possible. We will reach out to the developer to see if he will work with us on this issue.
- Motion and second to approve current board members to remain in their current positions for one more year. Vote passed.

BUDGET REVIEW

Paige reviewed the budget to include actuals from 2022 and 2023 and proposed budget for 2024. There will be no increase in dues for 2024 – annual dues remain at \$200.00. Motion and second to approve the 2024 proposed budget. Vote passed.

QUESTIONS & SUGGESTIONS

- Minutes: To be posted on website within 30 days of meeting.
- Weeds: Possible spray signs and to be notified. Our Landscaper, who was at the meeting, verified he uses time release pellets instead of spray so no need for signs. We will try to notify prior to spraying common areas on the website.

Minutes submitted by:
Karrie Smothers, Secretary