

Morning Sun Homeowners Association Meeting Minutes

Date: November 7, 2024

Time: 7:00 pm (called to order at 7:08 pm)

Location: Pillar Falls Elementary School, 3105 Stadium Blvd, Twin Falls, ID

Board Members Present:

Shawn Smothers: President

Karrie Smothers: Secretary/Interim Treasurer

Frank Garcia: Architectural Review

Greg Kettlewell: Incoming President

Kirstie Kettlewell: Incoming Treasurer

Members stepping down:

Shawn Smothers: President

Karrie Smothers: Secretary/interim Treasurer

Paige Henderson: Treasurer

Approval of prior minutes:

Motion to approve. Voted and was approved.

Old Business:

Proposed CC&R revisions did not receive enough votes to pass.

Worked with the developer to add additional signage for Phase 10 on Stadium and Filer to be built in 2025 and funded by the developer.

Phase 10 will have no additional common areas the need to be maintained

The call for volunteers last year yielded us a new President and Treasurer. Still need a new secretary.

Budget:

The treasurer reviewed the budget to include actuals from 2023 and 2024 and proposed budget for 2025. (A copy of the budget posted on the website). Expenses for 2024 are on track and books are up to date with funds confirmed by our CPA.

Questions and Suggestions:

Question that 25.00 was possibly not enough considering the increase in costs.

Getting together a snow plowing force within neighborhoods.

Dog waste dispensers on Hankins for dog poop because people don't clean up after their dog.

Having a special force to knock on doors of delinquent homeowners.

Hire someone to serve those who have the oldest aging outstanding dues.

Make delinquent members public information for the community on the website.

What is the definition of single-family homes per the CC&R's?

Possibly look into a high yield account for the HOA that earns interest.

Giving notice on the website when they are going to spray.

Find legal and retain an attorney before we need them.

Work parties for improvements in our community.

Replace gravel on Stadium in stages.

Motions:

To approve prior minutes. Motion Approved.

To approve 2025 Budget. Motion Approved.

To vote in new President Greg Kettlewell and Treasurer Kirstie Kettlewell. Motion Approved

Minutes submitted by: Karrie Smothers, Secretary

