



Minutes of Annual Meeting

Golf Club Estates Property Owners Association, Inc.

Date: August 8th 2023

Time: 9:30am

Place: Hills Resort, Luby Bay Room

Type: Annual Meeting

Present Board Members: Kris Buttice, Craig Hill, Vicki Craigen,

Owners Present: Hill, Patneau, Craigen, Buttice, Mauzy, Moon, R Esty, Keller, Wane, Chapin, Saunders, Horlacher, Ridgely, O'Neil, Rehbock, Lewis, Wallace, Valenti, Perringer, Groskreutz, Kasner, Bockmier, Rustemeyer, Kerr, Craigen, Hill, Patneau, J Hill, B Reilly, Buttice

- 1) Board of Directors (for second addition) was introduced.
 - a. President, Kris Buttice
 - b. Vice President, Craig Hill
 - c. Secretary/Treasurer, Vicki Craigen

ALL ADDITIONS:

- 2) Architectural Review Board
 - a. The CC&R's for the first and original phases reference an architectural control committee (ACC). Approval for all construction, remodels, landscape, hot tubs, decks, etc. is required from the ACC. Just last year Golf Club Inc signed over the authority of the ACC to the current Architectural Review Board of the Property Owners Association. This means that all three phases are using the same procedure and guidelines for new construction and improvements.
 - a. All procedures, guidelines and applications are on the website.
 - b. There are few items of concern for the ARB that we would like you to be aware of are:
 - a. Landscape maintenance, if by chance you are not up at the lake a lot, it is something to think about.
 - b. Temporary buildings are not allowed. A temporary building is a structure without a foundation that is brought onto the property and can be removed. She sheds, storage sheds, etc.
 - c. The use of RV's, campers, trailers, and/or tents for habitation are not permitted. There have been some trailers removed from some lots and we thank you for that. There are still a couple of lots not in compliance.
 1. If you have someone coming to visit in an RV for a few nights, just shoot us an email and be respectful to your neighbors by letting them know.

Golf Club Estates Water Association



- 3) There has been some talk of lots in the Original or first phase joining the second addition.
 - a. From a practical perspective the lots on Fairway drive would be good candidates.
 - b. This would be done on an individual basis and no one would be required to join. It is not all or nothing.
 - c. The CC&R's do not give us the option to do this, so we may want to add a general provision for lots to join as desired.
 - d. From here, individual lot owners would consent to be bound by the CC&R/s.
 - e. The benefit would be stricter CC&R's, in regard to RV storage, short term vacation rentals, mail boxes, etc.
 - f. Jumping ahead, if we take anything to vote regarding short term vacation rentals, we may want to add this option of accepting new members.

SECOND ADDITION ONLY:

4) Financial Report

a. Income:	8,725.00	
b. Expenses	-1,832.15	
a. Dues & Subscriptions	81.32	
b. Office Supplies	53.39	
c. Professional Fees	1,500.00	
d. Supplies	187.44	
c. Net Income:	6,892.85	

5) Safety Signage:

Speed limit signs and curve signs have been purchased and will be installed once they arrive.

- a. We have a sign for the trail head at Luby Bay Rd that states "GOLF CARTS AND RESIDENTS ONLY"
 1. If this trail is abused Golf Club Inc will have to discontinue public use.

6) Mailboxes

- a. We will be adding another bank of 32 mailboxes and 4 parcel lockers. Should be installed by next summer.
- b. Please let us know if you would like a box.

7) Short Term Vacation Rentals:

- a. Craig explained the history of the CC&R's and short-term vacation rentals and some of the problems that owners have been experiencing.
- b. In talking with the attorney, our CC&R's don't have any restrictions for short term vacation rentals. He suggests adding a blanket statement in the CC&R's that restrict vacations rentals but reference the rules and regulations which would, for instance



allow rentals for a min number of nights, with copy of Bonner County permit and possibly for a certain number of times per year.

- c. The rules and regulations are used to clarify or explain the CC&R's, but not to introduce new restrictions.
- d. These are voted on by the Covenants committee and can be changed as needed.
- e. Because making this change to the CC&R's would be a lot of work, we want to make sure that it is something you want us to pursue.
 1. We will send out our proposal for changes in a meeting notice 60 days prior to next year's annual meeting.
 2. The vote would take place at the meeting.
 3. We can collect proxy votes prior to the meeting if someone is unable to attend.
 - a. The problem will be reaching the people that don't respond to our mail and that are not at the lake, to get their proxy vote.
 - b. There will be one vote per lot.
- f. It was brought to our attention by an owner in the meeting, that the Idaho Statute. 55-3211 prohibits restriction of short-term vacation rentals without the written approval of each homeowner. (See statute below)
- g. We will be researching this statute further.
- h. There was overwhelming approval by those in the second addition to add restrictions to the CC&Rs.
- i. We would like to appoint a Covenants Committee. If you would like to serve on this committee, please talk to us after the meeting.

8) New Item:

Rob Estes asked that people slow down as they drive the gravel portion of Fairway drive. The dust is horrible and there is such increased use of the road due to the Memory Garden and new construction. Rob requested a counter for the road as this would tell the county the use and what they would be able to do.

Craig Hill contacted Bonner County and did some research on dust control.

- a. The cost add Mag chloride to the road is \$1.60 a lineal foot from the condos to the highway it's +/- 2300 feet or approximately \$3700.
- a. There are approximately 16 to 18 lots between the condos and Highway 57 - they could share in the cost of the mag chloride equals about \$230 / lot.
- b. The director of road and bridges agreed to put the counter. He said if we have over 100 cars a day we can be on the list for mag chloride from the county for next season.

9) The meeting was adjourned.



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Meeting Notice 07062022