



2024 Annual Meeting Minutes

Golf Club Estates Property Owners Association

Date: Sunday August 4th, 2024

Place: Luby Bay Room, Hills Resort

Time: Water Association: 8:30am

Time: Property Owners Association: 9:30 (immediately following the Water mtg)

- 1) Greetings from the Board
 - a. Introduction of Kris Buttice; President, Craig Hill; Vice President and Vicki Craigen; Treasurer/Secretary
- 2) Financial Report
 - a. See attached
- 3) New Software for HOA Management: We will be launching a new web site and owner login for the Property Owners Association. You will simply create a login, and you can pay your dues and fees right from the site. We hope to launch this in September.
- 4) Speed limit signs and “curve signs have been installed on Fairway drive as well as a sign at the golf cart path on Long Drive. Path is designated as “Golf Carts and Residents Only.”
- 5) 16 additional mailboxes installed. If you would like a mailbox, contact the POA and we will assign a box to you. If anyone in the Original or First Addition would like a mailbox the cost is \$130.00.
- 6) Architectural Review Board; please remember that the application is online. A pre-application must be completed and approved prior to clearing the lot. Final application must be submitted and approved before construction. A complete set of drawings, site plan showing setbacks, proposed materials and colors, and landscape plan are needed for submittal.
- 7) Property Owners Association is working on a small structure design for fire hydrant snow protection. This would be a roof structure that would keep hydrants clear of snow, house tools and hose. We will price out and present to owners next summer.
- 8) Short Term Vacation Rentals; We are working with our attorney regarding short term vacation rentals in the community and what our options currently are for managing the disruption that some renters can bring. We are watching what the state is doing with regards to its laws forbidding cities or counties from banning short-term vacation rentals. We are seeing that local governments can regulate them regarding health, safety, and welfare. We will keep you posted as things progress.

In the meantime, we ask that if you are renting your home, please screen your renters well. Any rules that are broken according to the CC&R's will be reflected upon the homeowner, not the renter. We are asking that you do not allow any bachelor or bachelorette parties, reunions or wedding parties. We also ask that you restrict the number of people in your home to a manageable amount and limit the number of cars that are allowed. There should be no on-street parking utilized by renters.

Golf Club Estates Water Association



- 9) Eagle Estates Discussion: Hearing to be held on August 14th in Bonner county. Concern for the traffic using the new road entering Long Drive. Jim Gibson submitted the following letter to be read at meeting, in his absence.

Hello to all.

Jim Gibson at 400 Long Drive.

I wanted to send my views via email for the Public Hearing CUP0005-24 behind the Priest Lake Golf Course Phase 2 area.

1. I absolutely think having a Entry and Exit into / onto Long Drive is something that's going create an absolute train wreck for the amount of a high traffic volume within our small golf community.

I would love to see a gated Community presented in our Phase 2 Golf Community now since development is being constructed. We built here to have minimal traffic and by the projection to have that many houses built with the amount of people / traffic that comes down to into the cul-de-sack we are looking at a nightmare my family doesn't want.

2. The other problem we have is having a private trail for the use of ATVs, Motorcycles that's only supposed to be used by the taxpayers / home owners of this small Golf community. I was told at the last meeting there were signs made but they are still not placed.

Please take my views seriously. We want peace and quiet still in this Golf Community. I think once again the owner of the New Estate project needs to have a revised exit strategy back onto Highway 57.

*Thank you for everyone's hard work and time that are on the board. Please take in my consideration.
Jim Gibson*

10) Discussion regarding traffic on the golf cart path from Luby Bay Road to Long Drive. Owners are seeing increased traffic at higher speeds on this path; Golf carts, Side-by sides, four wheelers, motorcycles, bikes and walkers. We just need people using this path to be respectful of the nearby homes and the owners. A sign has been placed trying to limit activity and we will place more as needed. Speed bumps and gates were 2 ideas that came up during the meeting. We will keep an eye on this issue.

11) It was asked by an owner that night lights be turned off in the middle of the night to help eliminate some light pollution in the community.

12) It was asked by an owner what the situation is with the excavation, large holes, and large piles of dirt with the lot on the 11th tee box. The owner started construction last fall and then informed us that they will not be building. The ARB will be looking into this.

The meeting was dismissed.

4:46 PM

08/19/24

Accrual Basis

Golf Course Estates POA
Balance Sheet
As of August 19, 2024

	<u>Aug 19, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
STCU	9,401.88
Total Checking/Savings	9,401.88
Accounts Receivable	
Accounts Receivable	1,698.00
Total Accounts Receivable	1,698.00
Total Current Assets	11,099.88
Fixed Assets	
Mailboxes	1,768.00
Street Signs	664.67
Total Fixed Assets	2,432.67
TOTAL ASSETS	<u>13,532.55</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	13,257.94
Net Income	274.61
Total Equity	13,532.55
TOTAL LIABILITIES & EQUITY	<u>13,532.55</u>