

CAPE HORN ESTATES HOMEOWNERS ASSOCIATION

51st ANNUAL MEETING – JUNE 29, 2024

AGENDA

PLEDGE OF ALLEGIANCE

INTRODUCTION OF BOARD OF DIRECTORS AND ASSOCIATION MEMBERS: Vince Smith

Directors: Vince Smith (vice-president), Sharon Harkrader (Treasurer),
Helen Dane (Secretary), Sarah Zabel, and Joel Truax.

Association members: Introduction of members in attendance

New members: Eric & Cynthia Anderson (1A), David & Robin Gerzina (13E), Ryan Schuster (9A), Applegate (8-B)

VERIFICATION OF A QUORUM: Helen Dane (>30% of total active member lots)

PRESIDENT'S REPORT: Vince Smith

History of Cape Horn Estates – Formed 9/1/1971

105 member lots and 2 lots owned by HOA (Community Deck and Stairs); 61 owners

TREASURER'S REPORT: Sharon Harkrader

Fiscal Year 7/1/23 - 6/30/24: Financial Report

Audit: Donna Schau

Fiscal Year 7/1/24 – 6/30/25: Budget and Dues: \$500/lot

SECRETARY'S REPORT: Helen Dane - Minutes of the 2023 Annual meeting

BUSINESS ITEMS:

Proposed revisions to the By-laws and Covenants

Voting process concerns – Jeff Wilkins

Road maintenance and Snowplowing

Cape Horn Road S-curve report – Vince Smith

Fire suppression and equipment concerns

Short term vacation rentals

Community Deck and Stairs - liability concerns, upgrade proposals

Gate update

CHEHA Website (www.capehornestates.com)

Miscellaneous:

Weed maintenance and Idaho Weed Law

Life Flight membership

AED, Light pollution, Amazon delivery

ELECTION: Election for Board of Directors: One 3-yr term and one 2-yr term

NOMINATIONS:

Vince Smith (4B, 5B)

Joel Truax (24C)

Nominations from the floor

NEW BUSINESS AND OPEN COMMENTS:

ADJOURN: Board of Directors meeting immediately following adjournment.

Next Annual Meeting: Saturday, June 28, 2025 (tentative)