

HOA Regular Meeting & Executive Session Wednesday 8/20/25 at 4:30pm

Location: Zoom Meeting

Link to meeting:

<https://us02web.zoom.us/j/81667853851?pwd=INBhhRRz1uTH7gbdLqAbbCpayYNMN6.1>

Meeting ID: 816 6785 3851

Passcode: 851794

AGENDA:

1. Architectural Review Committee
 - a. Fee's – [Still outstanding](#)
 - b. Neighborhood ARC Liaison – [Serena is to draft the role description and Amanda will reach out to the interested parties to see when we can get them onboarded.](#)
 - c. ARC Meeting Notices & Agenda's – [Still outstanding](#)
 - d. ARC Decisions (how to communicate to community) – [Still outstanding](#)
2. Review & Approve Calendar Dates for 25 HOA Meetings – [Complete, meeting dates are listed on the Starweather Website.](#)
3. Firewise Committee – [Amanda will get the initial meeting together soon.](#)
4. HOA Website Review – [The website walkthrough was well received. It makes the most sense to introduce it after the governing documents are approved. We will introduce the website by sending the link and advising the community the governing documents can be accessed any time via the HOA website. **Board members need to send Serena a photo they would like added to the website.*](#)
5. Discuss Idaho Water Revision Legislation –

[Starweather has 2 water rights one for Domestic & Irrigation, so we are not directly impacted by the new legislation clarifying that irrigation of lawn, gardens, etc. can not be done using a domestic water right.](#)

[Where we may be impacted is if we are required to prove we are staying within our irrigation limits. If that occurs, we may need to put water meters on the household irrigation lines. Starweather's domestic use is approximately 534 gallons per home/day. This is well above the national average of 300/gallons a day.](#)

To better understand the Starweather's overall consumption levels, the Board decided to begin tracking the well-level meter at the total community level (which is both domestic & irrigation) to create a baseline of water usage.

6. Fall Community Social – Jimmy is going to follow up with Ellise to see if we could use her bridge. If yes, we will determine a date in October and communicate it out to Starweather Homeowners.
7. Updates:
 - a. Generator – Prep work is almost complete; we are still waiting for the generator. Once it is in we should be able to install it right away.
 - b. Chip/Seal – Still looking at Mid to End of September
 - c. Ott Excavation Work – Complete, they dug the line deeper, covered it with pipe insulation and then blue foam board.

Closed Executive Session:

1. Election of Officers – There was not enough time to do this, so we moved to elect officers via email.