

North Henrys Lake Homeowners Association

2026 Annual Meeting Minutes

July 11, 2026

OPENING:

The meeting was called to order by President Richard Hodge at 10:15 AM Mountain Time at the Hodge residence. A quorum was established with 41 homeowners represented by in-person attendance and proxy. Richard welcomed everyone, reflected briefly on the past year, thanked homeowners for their continued support, and recognized this as his final term serving as President.

APPROVAL OF 2025 MINUTES:

Richard summarized the 2025 Annual Meeting minutes. A motion to approve the minutes was made, seconded, and approved unanimously by the membership.

OLD BUSINESS:

Roads Report (Richard Zimmerman)

Richard reported that road maintenance expenses came in significantly under budget due to the light winter and reduced snow removal requirements. Following discussion, members supported the recommendation to forego dust treatment this summer given current road and weather conditions.

Water Report (Mike Wilson & Richard Zimmerman)

Mike and Richard reviewed another challenging year for the water system. Multiple line breaks and unusually low spring flows resulted in dry pumping conditions that required rebuilding the community pumps.

They also reported excellent progress on the new backup well project. Strong water production was reached at approximately 150 feet, exceeding expectations, and the project remains under budget. Once connected, the new well will provide both emergency backup capability and the ability to supplement the existing spring during periods of reduced flow.

WELCOME NEW MEMBERS:

New homeowners were welcomed to the community.

LEGAL UPDATE:

Richard summarized the conclusion of the Association's long-running short-term rental litigation and the Idaho Supreme Court's final ruling. The Court confirmed that properties whose owners did not agree in writing to the 2016 amendment are not subject to the Association's short-term rental restrictions.

Following the presentation, homeowners held a lengthy discussion regarding recent Idaho legislation and possible future approaches to the Association's governing documents. At the conclusion of the discussion, a motion was made to engage new legal counsel to advise the Association on how to best adhere to the recent Idaho Supreme Court decision. The motion was seconded and approved unanimously, providing clear direction for the Board to proceed.

FINANCIAL SUMMARY AND NEW BUDGET:

The financial report was presented, along with the proposed 2026–2027 budget. Members were advised that increasing operating costs and ongoing infrastructure needs require an annual assessment of **\$550 per lot**. A motion to approve the budget and assessment was made, seconded, and approved unanimously.

NEW BUSINESS:

Members were reminded of the importance of not feeding birds or wildlife. Given the area's active bear population, homeowners were encouraged to eliminate attractants and help maintain a safe environment for both residents and wildlife.

NOMINATIONS AND ELECTION OF BOARD MEMBERS:

Richard Hodge and Scott Snowden completed their three-year terms on the Board. The membership expressed appreciation for their years of service and leadership.

Following nominations from the membership, **Jayson Esplin** and **Doug Taylor** were elected unanimously to serve as new members of the Board.

CLOSING:

Richard thanked the membership for their participation and continued support of the Association and invited everyone to the annual community barbecue following the meeting.