

Welcome to The Preserve's 2026 Annual HOA Meeting



The Future is Bright!

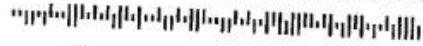


The Preserve Association
C/O Mountainbreeze Management Company
251 E. Front St. Ste 203
Boise ID 83702



417-417

ASSOCIATION INFORMATION ENCLOSED



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C/o Mountainbreeze Management
251 E Front St. STE #203
Boise ID 83702



DATE: February 26, 2026

TO: The Preserve Residents

RE: 2026 Annual Meeting of the Members

The Annual Owner's Meeting for The Preserve Homeowners Association is scheduled for Thursday, **March 26, 2026 beginning at 6:30pm** and will be held at 3838 W Floating Feather Rd (Ascend Church) in Eagle, ID 83616.

The agenda for this meeting will include the review of the 2025 year-end operating summary statement & balance sheet, a review of the 2026 budget, Board of Directors election results, and any other business that may come before the membership.

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Electronic Voting will begin March 11th @ 12:00 am MST through March 25th @ 11:00 pm MST.

Voting online is easy and quick! You will have three steps!

- 1. Enter your voting code (which you will receive with your email invitation)*
- 2. Click on the registration link on the invitation and register to vote by entering in your name, email, and creating an account password*
- 3. Make your choices on the online ballots and submit*

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

All ballots received will be used for quorum purposes according to your bylaws and are irrevocable. Only one ballot per lot allowed.

You will receive an invitation to vote from the community voting site with a registration code. Please be sure to add this email address thepreserve@ivotehoa.com to your safe sender list so you can participate in the vote. Please contact John Vickers with Mountainbreeze Property Management at 208-342-7368 or by emailing customercare@mountainbreezemgt.com if you have any questions or did not receive an email with your registration code. **Check your spam folder prior to contacting John Vickers.**

Tonight's Meeting

- Special Speaker from **ACHD**
Linder Road Widening Project
- Meet the Board & Mountain Breeze Mgmt.
- 2025 Financial Report & 2026 Budget
- Proposed Well Update
- Pergolas, Pond Committee, & Food Trucks
- Live Q&A with the Board and Mtn. Breeze
- 2026 Board Election Results



EJ Vitta

Linder Widening Project Manager

Your 2025 Preserve Board of Directors



Carol Sharek

Debbie Hagedorn

Jason Dowd

Ernie Gentile

Jacade Hickman

All 11 Original Pond Signs Were Replaced

They were all wood and
falling apart

We took the opportunity
to add more community
guidelines to the signs



The New Ponds & Common Areas Sign

- All Aluminum
- 11 are now installed
- 7 more will be installed
- 9 Guidelines added



The Preserve Finance Presentation

Transparency & True Financial Health
Presented by: Jacade (Treasurer)

How Your HOA Finances Work

- **The Goal: Financial health, not just "cheap dues".**
- **The Challenge: Governance & Discipline**
- **The Trap: Misinterpreting or ignoring financial data, which keeps dues artificially low.**
- **The Solution: Painfully transparent advice and a BOD willing to prioritize long-term value over short-term peace.**

Two Distinct Buckets (Legally Separated)



Operating:

The Checking Account.

Pays for utilities, landscaping, property management, insurance, etc.



Reserves:

The Savings Account.

Restricted funds for major replacements (Pool, Pergolas, Irrigation Pumps, etc).

Where Did Your Operating Dues Go In 2025?

- **2025 Operating Expenses per Household**
 - Landscape: \$583
 - Utilities: \$114
 - Common Area Maintenance: \$93
 - Administration: \$89
 - Insurance: \$36
 - Cleaning: \$29
 - **Total: ~\$79/month**

Where Will Your Operating Dues Go in 2026?

- **2026 Operating Budget per Household**

- Landscape: \$707
- Utilities: \$119
- Administration: \$110
- Common Area Maintenance: \$70
- Insurance: \$38
- Cleaning: \$24
- **Total: ~\$89/month**

The "Bank Balance" Illusion

- **The Misconception**: Our December bank statements always look healthy, but they hide a structural deficit.
- **December 2025 Gross Bank Balance**: ~\$85,900
- **Minus Prepaid 2026 Dues**: ~\$83,500 (*This is next year's money paid early*)
- **True Operating Cash**: ~\$2,400
- **The Reality**: We cannot rely on next year's dues to pay this year's bills. Our actual safety net is practically zero.



December 2025 Balance Sheet

Current
Balance at
12/31/2025

Assets

CASH - OPERATING

01-1003-00	Sunwest - Operating - 7631	\$	85,901.21
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01-1095-00	Due (To)/From Reserves		-
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Total CASH - OPERATING:

\$	85,901.21
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Liabilities & Equity

ACCOUNTS PAYABLE

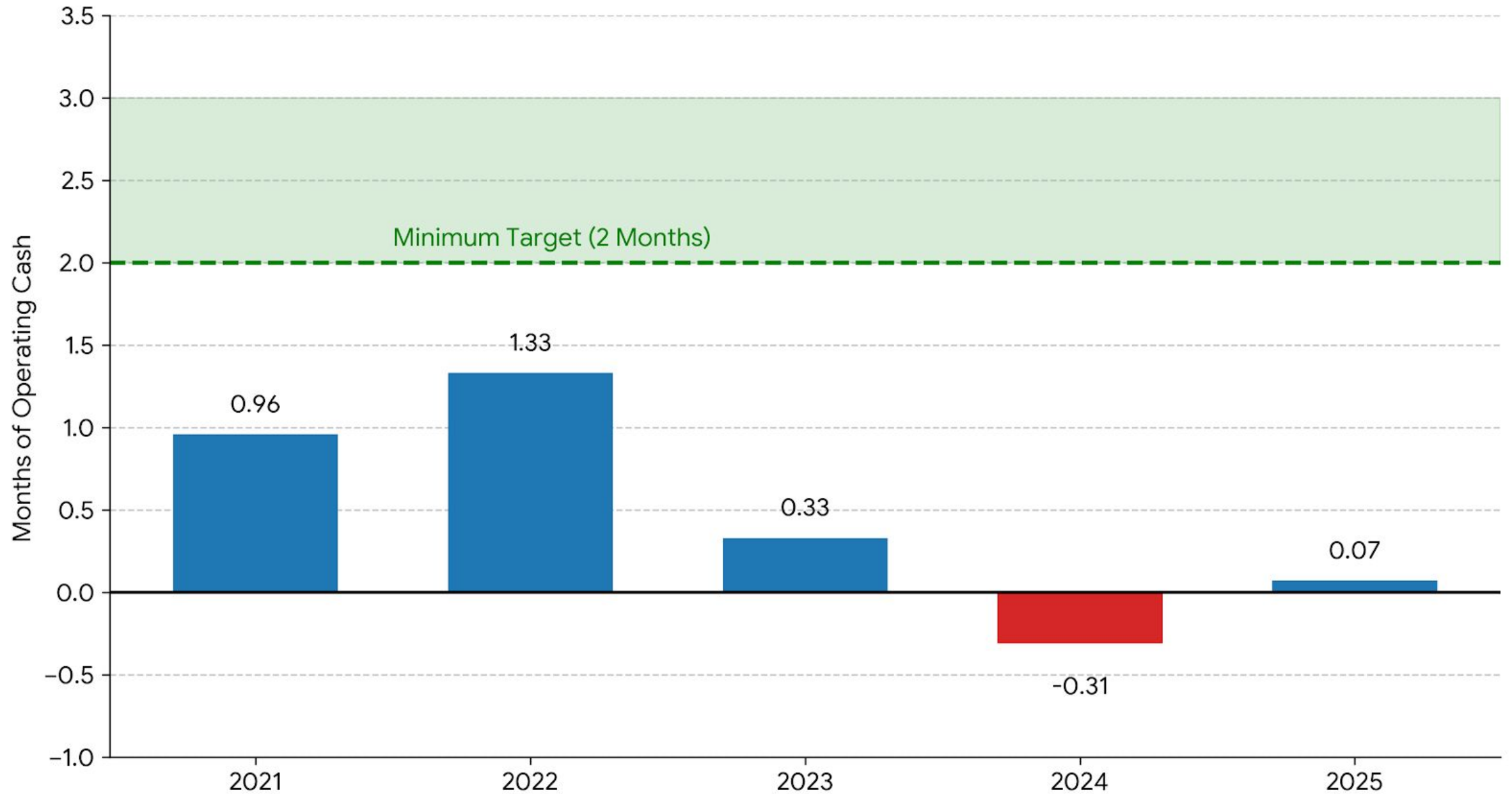
20-2001-00	Prepaid Dues	\$	83,489.54
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Total ACCOUNTS PAYABLE:

\$	83,489.54
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- **~\$86,000 (Cash) - ~\$83,500 (Prepaid Dues) = ~\$2,500 True Operating Balance**

Operating Cash: The 5-Year Reality Check



Why Did This Happen?

The Inflation Gap

The Treasure Valley Boom (2021-2023): Massive local growth created a supply/demand imbalance, driving up vendor and landscaping contract prices.

COVID/Post-COVID Labor Costs: National inflation heavily impacted labor-dependent industries like landscaping.

The Lag Effect: To keep dues stable during recent inflation, the community's operating cushion was used to absorb the rising vendor costs.

The Result: The current dues increases aren't extra spending—they are simply catching us up to market rates to stop the bleeding.

A Shift in Perspective

**“The association is not a corporate opponent...
it is simply the structure through which
members uphold the agreements they made
for their collective benefit.”**

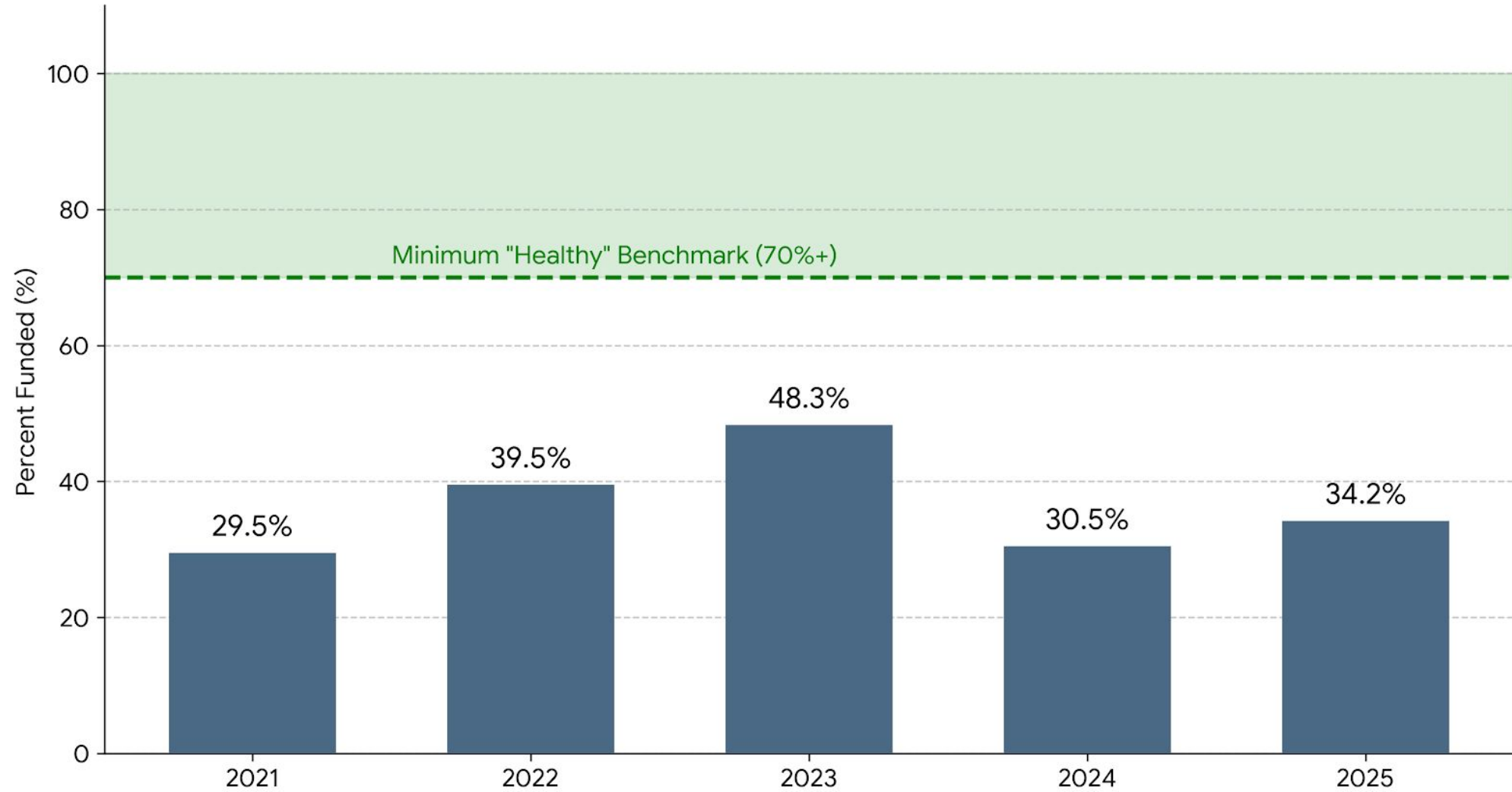
— *David Graf, HOA Legal Counsel*

What is a Reserve Study?

- The "Retirement Fund": Just like you save for retirement, the HOA needs to save for the day the pool and pergolas "retire."
- It determines when The Preserve's property will wear out and calculates the savings needed to pay for it.
- It protects homeowners from sudden, expensive "special assessments" by ensuring the community saves the necessary amount every month for these inevitable future costs.



The Reserve Fund: 5-Year Percent Funded Trend



leaving us vulnerable to future special assessments.

Reserve Status

Our Savings Account

2025 Reserve Contribution: (Savings)
\$136 per household per year

2026 Reserve Contribution:
\$223 per household per year

2025 Reserve Balance:
\$189,060

Percent Funded: 34% (We are behind but making efforts to catch up)

Reserve Status – “The Preserve Plan”

1

Old Study: March 2022

2

Action: We hired ARS to update our study this year.

- Included in 2026 budget

3

Best practice is to update the reserve study annually and perform an on-site inspection every 3 to 5 years.

Strategic Path Forward

1) Build the Operating Cushion

Goal: Increase balance to **2-3 months of expenses.**

Benefit: Protects everyone from unexpected spikes (legal, insurance, etc.)

2) Update the Reserve Study

Action: We hired ARS to measure every asset on-site this year.

Benefit: We will have a 100% accurate list of what we own, when it will break, and how much it will cost.

3) Steady Progress

Strategy: Consistent dues increases rather than large, painful spikes and/or special assessments later.

We in the Preserve, are currently at a critical point in our history. Decisions need to be made concerning our irrigation water options and there is no other choice but to act right now. Tonight is the beginning of that action...

It is necessary, that we implement “action steps” to secure the viability of our future and our irrigation water needs.

Research by the board has been on-going for 5 years now. We only have 2 years left on our current permit for this. The time has come to move forward to drill a private irrigation well in our community. Our need for water security and independence will only increase with time.

Why the Preserve Needs More Water:

- 1) Continued development & growth in the Eagle area is straining our aquifer limits; It is very evident that restrictions on irrigation water use is coming**
- 2) The need to sustain our wildlife & our 8 Ponds**
- 3) Provide for landscape growth/health in our common areas**
- 4) Preserve homeowner's landscaping needs for their properties.**

The Preserve needs to hire a water geologist engineer to analyze and establish our infrastructure needs. (well siting w/electrical evaluation, water right analysis, Project Management & hydrogeological investigation) Scope of work is very extensive and done on-site.

2026-2027 Preserve Well Project

Here Are The Next Steps...

- 1. The board is pursuing a Hydrogeologist company to complete their comprehensive analysis of where, how, and how much**
- 2. The Well Drilling Company will be chosen by the board-based on the findings of the analysis, and how to proceed with the next steps**
- 3. The Well Work Is Scheduled & Completed (Approx. 6-8 months)**

The installation of this well, will ensure that the Preserve is able to independently thrive with its multiple sources of water and will also prepare us for drought conditions in our future.

- **Shade Pergolas** are Coming Soon...
- **Ponds Committee** Sign-ups are Needed Tonight
- **Food Truck Nights** are Outstanding, please come join us!

Live Q & A with your Board of Directors & Mountain Breeze Mgmt.

- Answers will be given now & emails can be sent to residents with more details as they are available**
- Please be as general as possible - nothing personal please**

**2026/2027 Election
Results
For Preserve Board
Members**

Brandi & John with Mountain Breeze

**Adjourn meeting... Thanks to Ascend Church!
Please stay after the meeting a few minutes for
our “Meet & Greet”, Have a great night!**

