

Meeting Minutes

Regular meeting of DRRH6 POA Board

June 12, 2024 – 5:30 PM

Location: 16353 Whitetail Bend, OR. 97707

Present for the Board: Ali Schaal (President), Dennis King, (Vice-President) Jen Lawrence (Secretary) and Kris Demarest (Member At Large). Ian McCormick (Member At Large) excused.

Property Owners in attendance in person: None

Property Owners in attendance on Zoom: Nadine Ruth

Order of Business:

Meeting called to order by President, Ali Schaal at 5:32 PM

Approval of meeting minutes for May 2024. Ali motioned to approve the April minutes:

Dennis seconded the motion. Unanimous

Treasurer's report: Ali reported for the Treasurer. The amount of the checking account is, \$20,891.52, with the reserve account for Firewise mitigation of POA held property currently with a balance of \$11,002.33.

Committee Reports

Firewise: Dennis shared that there was nothing to report.

Real Estate Committee:

Kris reported that she has made two new contacts with local agents. She is now sending an email to seller's agents explaining their responsibility to disclose the property is in a POA and to be aware of issues that could affect their land. Kris also brought up the legal liability of the FAQs that were drafted by the previous board and Ali moved to table the use of the FAQs until revisions could be made. The motion was seconded by Jen.

Website:

Jen reported that she and the website developer are still working on refining the website. The complaint form is on the website (under About); however, she will be sending additional revisions to him and will ask that the form be under a different heading. Jen requested that community members review the website and let her know of other potential changes that make sense. Jen and Kris will work together to identify additional changes.

CC&R Committee:

Jen reported that the second CC&R informational meeting was held May 18th. Attendees collaborated on suggestions for amendments to the current CC&Rs. Next meeting is scheduled for June 26 @6:00 at 16405 Mule Deer.

Unfinished Business

CC&R Violations:

No new complaints received. One resident did request that the Board file a complaint with the County about a property; however, President shared that information was provided to the resident on how to file a complaint through the website.

Past minutes: - July/August 2020 Ballot vote meeting/Board elections/Bylaw vote.

Attempts ongoing to obtain from past board member. Board continued discussion about having a central repository of documents that can be easily handed down to new boards, such as Google docs. Request pending for 2024/2025 budget.

New Business:

Create Annual Meeting Committee – Ali requested the creation of the Annual Meeting Committee. Jen shared that she had done some preliminary research on the cost of food for fifty people, and a shade tent to set up at the Common Area. Jen will contact La Pine Septic and obtain cost for portable toilets for the event. Budget set to not exceed \$1,000.

Board asking for volunteers to help with set-up and take down after meeting. Request will also be advertised on the website.

2024/2025 Board Nominees: Board discussed having community members interested in serving on the upcoming board, submit a short biography about themselves and their interest in serving on the Board. The information will be included in the mailing with the ballots that will go out prior to annual meeting.

Preliminary 2024/2025 Budget: The balance of POA funds available for current expenses for the remainder of FY 2023/2024 term and upcoming expenses for FY 2024/2025 are sufficient.

2024/2025 Budget Requests:

Mailboxes – Ali reported that there are only three empty mailboxes remaining for the neighborhood with 2+/- boxes sold a year. If the requests exceed the available boxes, the POA will have to look at installing another bank of boxes, and extending the cover. A query was made with the postal worker about boxes who may be vacated. Worker shared that there are 17 boxes that have not received mail in a “long time”. List is being researched and outreach to owners is being done to determine need. If there are sufficient boxes recouped, then re-keying of the returned boxes will need to be done. Ali proposed that a line item be budgeted for this not to exceed (NTE) \$900.

Informative Placards: Kris made a request for funds to create informative placards around the area to educate owners about items of interest such as, what a firewise lot

looks like, where the easements to POA property are, etc. She will provide more information at the July meeting.

2023/2024 Budget Request:

Google Business Account: Jen requested funds to set up a Google Business account in the association's name. All board members will be included on the account and all will receive passwords. This will create a central repository for board documents that can facilitate the smooth transition from one board to the next. Ali moved to approve this request for the remainder of the FY, NTE \$90.00. Dennis seconded. Unanimous.

Treasurer File Updates: Treasurer requested to add membership email addresses to accounting system enabling to contact, enhanced tracking of invoices and decreased hardcopy mailing costs. Ali moved to approve this request NTE \$500.00. Dennis seconded. Unanimous.

2024/2025 Assessment: Board discussed whether there are potential projects that would necessitate an annual assessment for 2024/2025, and there are none pending to date. It was determined that this board would defer to the 2024/2025 Board of Directors the task of querying the membership about projects they would like the board to pursue on behalf of the community. Ali moved that the Board decline to impose an assessment for the 2024/2025 year. Jen seconded the motion. Unanimous.

Past Due Assessments/Leins:

Board had begun discussion around the amount of past due assessments and whether property liens could/would be something to pursue at the May POA meeting. Ali reported that in her research, she discovered that Oregon is a "Super Lien" state. More exploration of what this means, in terms of owner liability and POA pursuits to collect back assessments will be discussed with POA Attorney. Meeting with attorney TBD.

RV Document/Welcome Letter: Board reviewed the two documents that have been sent out to new owners and agreed to discontinue their use.

Ali reminded the membership that mosquito season is upon us. Requesting that owners check their property for standing water including in tires, buckets, etc.

Open Discussion: Nothing was brought up during Open Discussion.

Time of adjournment: Ali moved to adjourn the meeting at 7:33 PM.

Next meeting will be: Wednesday, July 10, 2024 @6:00. Location will be announced on the website prior to the meeting. The Zoom option will continue to be offered.

Submitted by: Jen Lawrence
Secretary – DRRH6 POA