

## **Meeting Minutes**

Regular meeting of DRRH6 POA Board

**May 8, 2024 – 5:30 PM**

Location: 54435 Elk Drive Bend, OR. 97707

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

**Property Owners in attendance in person:** Duane and Linda Brolin, Jess Lawrence

**Property Owners in attendance on Zoom:** Tom Tongue and Nadine Ruth

### **Order of Business:**

Approval of meeting minutes – April 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, \$23,311.73, with the reserve account for Firewise mitigation of POA held property currently with a balance of \$11,001.88

### **Committee Reports**

#### **Firewise:**

Several Firewise events are planned in the community. The Wildfire Preparedness Fair will be held May 11 at the La Pine Fire Station.

The 2024 Spring Fire Free is offering free yard debris drop off at the SW Transfer Station from June 1 – June 8<sup>th</sup>.

Jen will post both events on the website and at the mailbox area.

#### **Real Estate Committee:**

Kris reported that she has made four new contacts with local agents. She revised the letter going to buyers/sellers and shared that the FAQs will need revising, as well, as they are not clear and potentially can set the community up for legal issues.

#### **Website:**

Jen reported that she and the website developer are still working on refining the website. She has submitted the complaint form process to him with a request to be posted in the Portal area.

#### **CC&R Committee:**

Jen reported that the first CC&R informational meeting was held May 2 and was well attended. Attendees collaborated on suggestions for amendments to the current CC&Rs. Next meeting is scheduled for May 18 @5:30. Location will be advertised on website and on the board at the mailboxes.

## **Unfinished Business**

### **Vacancies:**

A vacancy for the Member At Large position opened upon notification that Mark Dille was moving out of the area. Property owner, Ian McCormick had expressed interest at the CC&R meeting earlier in the month.

Dennis nominated Ian, pending his acceptance of the position as the new Members At Large through August when a new board will be selected at the Annual meeting. Ali seconded – Unanimous. Contact will be made with Ian to confirm interest.

### **CC&R Violations:**

No new complaints received.

**Past minutes:** - July/August 2020 Ballot vote meeting/Board elections/Bylaw vote. Attempts ongoing to obtain from past board member. Board discussed having a central repository of documents that can be easily handed down to new boards, such as Google docs. Passwords would be retained by more than one person, thus avoiding situations such as this, as board documents are public record. Discussion will continue at June meeting.

**Board duties:** Ali and Jen have met and will continue to work on this to turn over to new board in August.

### **New Business:**

**Common Area:** Jen reported that the shed at the common area is placed and that Bonny has requested new cinder for the parking area. Requesting additional dollars be approved for this. Ali moved that an additional funds, not to exceed \$500 be approved. Dennis seconded. Unanimous.

### **Update on Assessments:**

Ali reported that prior to 2023, ninety-two owners had not paid for a total of \$4,100 outstanding. Currently, \$5,800 is past-due, spread among twenty-nine owners and 166 lots.

Board began discussion around the amount of past due assessments and whether property liens could/would be something to pursue. Discussion will continue to determine the cost of set up, lien threshold, and recording costs.

### **FAQ Document:**

Ali would like to revise this document and formalize. Moved to the June meeting for review and discussion.

**Annual Meeting:** The date of the annual meeting was set for August 24, 2024, and will be held at the Common Area. More details coming at the June meeting.

**Reimbursements:**

Ali requested reimbursement for monthly Zoom fees she has paid. Amount requested was \$141.99. Kris moved to approve reimbursement; Jen seconded. Unanimous.

**Announcements:** Owner, Tom Tongue shared information about dust abatement. The Oregon Road Dust Control number is (541) 771-2239.

Nadine Ruth inquired about the \$250 Defensible Space grant through Oregon Fire Marshall. Jen and Kris shared that they had both undergone the assessment of their properties; however, were told by the OFM staff person, that this area did not qualify for the grant dollars.

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

**Time of adjournment:** Ali moved to adjourn the meeting at 6:45 PM.

**Next meeting will be:** Wednesday, June 12, 2024 @5:30. 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