

Minutes: DRRH6 POA Board Meeting – February 13, 2024

Present: Property Owners: Duane and Linda Brolin, Nina and Mark Dille, Jess Lawrence, and on Zoom: Kris and Chris Demarest, and Michelle Johnson

Board Members: Ali Schaal, Dennis King and Jen Lawrence and by Zoom: Robert Onyon

POA Board President, Ali Schaal called meeting to order at 5:34 PM

Meeting minutes from December 2023, meeting were sent to board members prior to this meeting for review. Minutes were approved with no changes needed. Minutes are posted to the website. It was also noted that the January 2024 meeting was cancelled; therefore, no minutes were done.

Treasurer's Report:

Current balance: \$24,982.40 (checking) and \$11,000.55 (savings). These balances are through December 2023. Ali shared that the \$1,200 premium is due for the General Liability insurance and wanted to query the board about a Terrorism rider that the insurance company had asked if the board wanted. After discussion, the board decided not to pursue the additional rider at this time.

Committee Reports

FireWise: Lorelei was not present and Dennis reported that he had no additional information to report. He will coordinate with Lorelei and report back at the March meeting.

Real Estate Listings: Robert reported that he has sent a letter to two properties .

Outreach Committee:

Website: Jen shared that the new website is live. She has received reports of some glitches, specifically that the site is not loading the same on mobile phones as it does on a laptop/desktop, and how we are confirming that only homeowners in DRRH6 are able to sign into the portal. Jen is scheduling to meet with the website designer to address these issues along with making some other changes to where information is located. She encouraged all homeowners to please go onto the website and review it and see if there are other questions or quirks that might need to be addressed. Additionally, the board is still working out the details on accepting online payments for assessments. More information will need to be reviewed before making a final decision. Overall, Jen reported that she has received positive feedback on the new site .

Needs Assessment Survey: The Needs Assessment survey is in the beginning stages. Jen explained that the purpose of a survey is to ask DRRH6 property owners what projects they would like to see be undertaken by the Board in the future. The survey will be created to

ask open-ended questions about ideas property owners have that could benefit the community. No idea is too big or small, and all will be considered. Jen asked for volunteers to assist with the creation of the survey. Linda Brolin, Nina Dille, Chris Demarest and board member, Dennis King volunteered. Jen will reach out and schedule an initial meeting. The information will be posted to the website so all property owners who may not have had a chance to be at this meeting can attend if they would like to participate.

Unfinished Business:

Meeting minutes from July/August 2020 meeting: Ali reported that all minutes from the year 2020 have been found, with the exception of the July/Aug 2020 ballot vote meeting/Board elections/bylaw vote information. Ali/Jen are continuing to make attempts to connect with prior board member to obtain the information.

Board position duties: Ali and Jen are continuing their work on position descriptions to better define and streamline the work the board does collectively. Currently, there are no formal position descriptions, only a list of duties that are divided up among board members.

Seeking new Board members: The Board currently has two vacancies. A Secretary who is the recorder of minutes for meetings, and a Member at Large who is the liaison between the POA and realtors representing potential buyers in the community. A flyer is posted at the mailboxes and will be posted on the website encouraging interested property owners to contact the board for more information. These positions will be filled through this current term, scheduled to end in August 2024. Several attendees expressed interest in knowing more and will be contacted to discuss their interest in more detail.

Other: From Prior POA Board: Welcome sign. Board has tabled discussion to a later date.

CC&R Violations: This area is now a function of the Board. There have been no new complaints since the last meeting. Jen and Ali continue to work on a standardized complaint form and process that will be posted to the website in the Owners Portal. The goal is to have this completed by the March meeting date. Jen and Ali will also meet with the attorney regarding outstanding cases and other board business prior to the March meeting.

Bridge Maintenance: Road District or POA responsibility. Ali is continuing to explore this with the County and the State.

New Business:

Thank You: Ali and the Board thanked outgoing Board member, Robert Onyon for his service as Member at Large. Robert is heading for Poland for employment effective late February. Best wishes and safe travels to Robert!

CC&Rs: The CC&R's have an automatic renewal of every five years. The Board is exploring updating the language used in the CC&Rs to reflect current day understanding of certain terms. Ali proposed a committee be formed to begin the exploration. Robert seconded the motion.

Information will be posted to the website in March for the first meeting, and all property owners are encouraged to participate.

Common Area Park Request: Jen shared that Bonny has made two requests. She would like to have volunteers help her with some of the park maintenance, and she is also requesting a small tool shed be purchased to store tools/supplies and be kept at the common area. Ali is requesting more information about the small tool shed, specifically where it could be located so it wouldn't block the view to the river, etc. Jen will discuss with Bonny and/or either report back to the board in March or ask Bonny to attend the meeting to discuss in more detail.

It was also suggested that the website would be a great place to post help Bonny may need with projects. Since there are no specifics, Jen will discuss with Bonny and come up with a plan and a posting.

Annual Meeting Date: Planning is beginning and an August date will be confirmed at the March 13th meeting. It was suggested to use the Common Area Park. More discussion to follow.

Open Discussion:

Duane Brolin asked about snow removal at the mailbox area. Currently, the POA is without a person to plow the mailbox area. Ali shared the person has to be licensed and bonded for insurance purposes. Duane suggested to contact the person who contracts with the Road Board. Ali will follow-up and will also request additional people who may be able to do the work.

Duane also asked about fixing the concrete slabs that are in the river at the Common area. They pose a hazard to people entering and exiting the water in their kayaks/float devices, due to the position they are in and the moss that has grown on them making them very slick. Ali asked to address this at a later time – perhaps through the Needs Assessment survey, as there may be some insurance liability concerns that she would have to explore.

No additional comments were made and Ali moved to adjourn the meeting at 6:39 PM.

**The next meeting is scheduled for: Wednesday, March 13th @5:30 PM
Location will be posted to the website by March 1st and there will be a Zoom option posted for members unable to attend in person.**