

Draft minutes. DRRH 6-units 1 and 2. August 17, 2020

The meeting was held at the Hayhurst home, Monday August 17, at the request of a majority of the duly elected board. In attendance : Nadine Ruth, Caitlyn Gardner, Lorelei Mariana, Jane Hayhurst. Constituting a quorum. Owners present: Duane Brolin

Jane Hayhurst called a meeting to order at 4:38.

It was moved that Nadine act as temporary chair. Unanimously passed.

Nadine officially called the official meeting to order at 4:44.

Nadine opened the elections for board positions. Jane nominated Nadine for President. Unanimous consent.

After a short discussion of the scale of the Secretary's job, Lindsey was elected Secretary, dealing with escrow questions, DIAL issues, and lot ownership. Unanimous consent

Jane was elected Member at Large, and will be Recording Secretary, letters, taking and posting minutes, and monitoring Roberts Rules at meetings. Unanimously passed.

Given the size of the board, the revised Roberts Rules: 11th edition will be the governing format. This allows for moving from motion to vote without a second. Unanimous consent..

Caitlyn was elected Treasurer. Unanimous consent.

Lorelei was elected Vice President. Unanimous consent.

The minutes of the previous board of January 22, 2020 were read and approved as read.

The budget report was unavailable.

The board voted unanimously to reinstate the Wild Land Interface Committee . The board chair will report to Lorelei Mariana. We will contact Art Anderson to head the committee, if he consents.

The board voted unanimously to reinstate the Commons Committee under the chairmanship of Bonnie Bowns. The committee will report to Jane Hayhurst.

The board unanimously reinstated the CCandR/ By Laws Committee with Caitlyn Gardner and Jane Hayhurst as chairs. They were charged with collecting information as to moving forward with the by laws. This may entail contacting the attorney used last year. No monies were allotted, as we lacked information.

The board unanimously reinstated the Weed Abatement Committee chaired by Sharon Webster Perez to explore the county grants and fines concerning Knapp Weed.

The board unanimously approved Caitlyn Gardner to act as, or find, a Web Master. She will confer as to making immediate and necessary additions....the minutes and board contact information.

The board asserted it may involve paid help initially, but committed no funding. That was tabled as not on the agenda.

Nadine proposed a committee for coordinating and collecting CCandR violations chaired by Mel Mills. This was tabled, first, as it was not on the agenda, and second, as it presupposed the board's consideration of CCandR and code violation policy and ethical and legal responsibility.

Jane has purchased a 'social distancing' sign and sanitizer for the Commons. Upon arrival they will be installed. This helps meet the board's responsibility, under the state mandated operation of an outdoor private area, in COVID situations. In addition, to further support the attention to the social distancing mandate, we are reminding all to use the parking passes that were provided. Call if you need a replacement, after the first there will be a charge. If signage involving this message is missing, it will be replaced. We are not interested in policing this area, but it was deemed necessary to meet board responsibility mandated by the state and to enhance the safety of the area for owners. Owners should police themselves as much as possible. The goal is to seriously deter others from crowding it to an uncomfortable level for our owners. The area has been increasingly popular in our COVID world. The board is mandated by the state to provide relative safety measures or close the area. Be kind and patient. Unanimously passed.

As President, Nadine was charged with exploring the virtual options we will use to conduct meetings for the year. She will chose the most appropriate protocol and connect with it for two months. The cost, depending on program, will be about fifteen dollars a month, as we can not depend on the free forty five minute choices, and we need to accommodate at least 100 connections to respond to the state mandated 'open meeting' laws. Unanimously passed.

Because we do not yet have the paper work from the outgoing board, we will have one more in person meeting with a very short agenda, conducted as this meeting was. The agenda will be to format and provide usable directions for owners to access the virtual meetings. And to assess the monies we have available to move forward in all areas. Again, a complete agenda and process for attending virtual meetings will be posted well before any virtual meeting is held. This short meeting will be in late August and the first virtual meeting in early September. Unanimously passed.

Generally, notice of meetings in the virtual format will be Emailed and posted a week ahead of time. This will allow owners to contact the board to be added to a list of commenters with information or questions at the meeting. They may be added to speaker's list on any agenda item. Depending on the number of slots requested, time may be monitored. Larger blocks of time will be allotted to new business items. The board will consider and discuss all comments and proceed to an action. Further clarifications will be issued once the format is determined. This general process was unanimously passed.

The meeting was adjourned by unanimous decision at 6:10.

MINUTES DRAFT FROM POA BOARD MEETING SEPTEMBER 9, 2020

BOARD MEMBERS PRESENT: NADINE RUTH, LINDSEY SWINEHART, CAITLYN GARDNER, JANE BIDWELL

OWNERS PRESENT: MEL AND EILEEN MILLS, NINA AND MARK DILLE, BECKY AND CHRIS STRANGE, CRAIG COUSINS, TINA MEYERS, BILLY AMEIKA, ANDREA TONGUE.

NADINE CALLED THE MEETING TO ORDER AT 6:39.

IT WAS MOVED TO DISPENSE WITH A READING OF THE MINUTES AND THEY WERE APPROVED BY UNANIMOUS CONSENT

THE TREASURER'S REPORT SHOWED 3983.80 AS OF TODAY. CAITLYN REPORTED INCOMING PAST ASSESSMENTS PAID, AND OUT GOING NON PROFIT STATUS PAID, AND A RECOGNITION OF A BANK APPOINTMENT ERROR AS THE LATEST ACTIVITY. REPORT ACCEPTED BY UNANIMOUS CONSENT.

NADINE. PROPOSED AN ALTERATION TO THE AGENDA AND MOVED THE INITIAL BUDGET DISCUSSION FORWARD.

JANE EXPLAINED THE NATURE OF THE REQUIRED RESERVE ACCOUNT, AND THE NECESSITY OF LEAVING ANY INCOMING BOARD MONIES TO MEET ONGOING EXPENSES AT THE END OF THE PRESENT BOARD'S TENURE.

NADINE PRESENTED TO THE BOARD THE BUDGET PROPOSAL.

NADINE REPORTED THAT 79% OF ASSESSMENTS WERE PAID LAST YEAR, A FIGURE MUCH HIGHER THAN THE LAST TWO ASSESSMENTS.

TWO FIGURES FOR POSSIBLES ASSESSMENTS WERE DISCUSSED AS THEY DIFFERED, DEPENDENT ON WHAT FIGURE WAS USED FOR THE ACTUAL NUMBER OF LOTS COUNTED.

THE BOARD DISCUSSED AN OCTOBER DATE FOR MAILING ASSESSMENT LETTERS. IT WOULD BE MADE CLEAR, IN ANY MAILING, THAT IT WAS A 2021 ASSESSMENT, GIVEN THAT LAST YEARS BOARD HAD CHOSEN A MAILING LATER IN 2020.

USING THIS DATE WOULD MEAN USING THE LOT COUNT USED LAST YEAR AS THE BY LAWS FAILED TO PASS.

FIGURES OF 25 AND 30 DOLLARS WERE DISCUSSED

IT WAS MOVED TO TABLE THIS UNTIL A SPECIAL MEETING COULD BE CALLED IN TWO WEEKS TO ALLOW FACT FINDING AND REASONABLE NOTICE TO OWNERS. UNANIMOUS CONSENT. THE AGENDA FOR THIS MEETING WILL BE CONFINED TO DEFINING THE BUDGET AND NAMING AN ASSESSMENT FIGURE.

NADINE STATED THERE HAD BEEN VANDALISM IN THE NEIGHBORHOOD, AT THE MAILBOXES AND THE PARK. SHE ASKED THAT REPORTS OF FUTURE OCCURRENCES BE MADE TO APPROPRIATE AGENCIES IMMEDIATELY AND TO THE BOARD LATER, CITING THE BOARDS LIMITED ABILITY TO TAKE IMMEDIATE ACTION. AND THE NECESSITY TO EFFECTIVELY END THE EGREGIOUS BEHAVIORS.

NEW LIGHTING WAS INSTALLED AT THE MAIL BOXES TODAY AND AWAITS NIGHT TIME TESTING.

THERE WAS NO FUELS REPORT.

CAITLYN WILL SERVE AS THE WEBMASTER. SHE WILL BE AIDED AND HAVE EITHER NADINE OR LINDSEY AS THE SECONDARY PERSONNEL.

THINGS TO BE DONE INCLUDE: CREATING COMMUNITY STANDARDS FOR POSTING TO COMMENTS, ASSIGNING A MODERATOR TO THE SAME, REORGANIZING THE SITE, CREATING AND SETTING A NEW PASSWORD, AND OPENING THE PHOTO GALLERY. THESE CHANGES WILL BE OUTLINED AND IMPLEMENTED AT THE OCTOBER MEETING.

IT WAS MOVED THAT CAITLYN CONTACT AND GET A QUOTE FROM CATHY DEBONE TO ACHIEVE THESE GOALS. UNANIMOUS CONSENT.

NADINE OPENED THE MEETING TO OWNER COMMENTS.

THERE WERE COMMENTS CONCERNING THE PLAT VERSUS TAX LOT COUNT AND THE VARYING LOT COUNT FIGURES.

NADINE ADJOURNED THE MEETING AT 7:40

Additional comments by the recording secretary : unless there are calls tomorrow, the Zoom format worked well. If you were excluded because you had trouble, contact a board member for help. We are pleased to have this available in Covid times. Nadine is to be congratulated for a smooth start.

MINUTES POA BOARD MEETING SEPTEMBER 25, 2020

THE BOARD MET IN EXECUTIVE SESSION AT 6:00 PM TO DISCUSS THE COUNTY SALE OF A SERIES OF LOTS PREVIOUSLY THE PROPERTY OF POA MEMBERS. THE SESSION PRECLUDED MAKING OWNERS NAMES KNOWN.

THE SALE IS SCHEDULED SOON, AND ALL OF THE LOTS IN QUESTION HAVE SIGNIFICANT WETLANDS COMPLICATIONS. AFTER DISCUSSION, THE BOARD AJOURNED TO THE OPEN MEETING.

IN ATTENDANCE FOR THE BOARD: NADNE RUTH, LINDSEY SWINEHART, CAITLYN GARDNER, LORELEI MARIANA, JANE HAYHURST.

POA MEMBERS ON ZOOM: MEL AND EILEEN MILLS, NINA AND MARK DILLE, SUZANNE AND WALT FURHMAN, LAUREL DAVIS AND RICK GULLINFORS.

NADINE CALLED THE MEETING TO ORDER AT 6:01.

THE BOARD ADDRESSED THE ISSUE DISCUSSED IN EXECUTIVE SESSION BY VOTING TO WRITE A LETTER AND LETTERS TO THE COUNTY CONCERNING PROPER DISCLOSURE AND USES FOR THE LOTS THE COUNTY HAS FOR SALE IN ITS NEXT AUCTION. UNANIMOUS CONSENT.

NADINE MOVED TO TO DISPENSE WITH THE READING OF THE MINUTES AND APPROVE THEM AS CIRCULATED. UNANIMOUS CONSENT.

THERE WAS NO CURRENT UPDATE ON THE TREASURER'S REPORT.

NADINE OPENED A DISCUSSION OF THE PROPOSED AND POSTED BUDGET. IT WAS DECIDED TO CREATE THE BEGINNINGS OF A SEPARATE RESERVE ACCOUNT TO COVER EVENTUAL UNEXPECTED CAPITAL EXPENDITURES. CAITLYN WILL SET THIS UP WITH THE BANK. IT IS HOPED THAT FUTURE BOARDS MAY SEE FIT TO FUND IT.

IT WAS MOVED THAT THE BUDGET BE PASSED AS PRESENTED. UNANIMOUS CONSENT.

AFTER SOME REVIEW OF THE PAST COLLECTION AVERAGES AND A COMMITMENT TO CONTINUE ACTION ON THE COLLECTION OF PAST DUE ASSESSMENTS, THE BOARD MOVED TO SET THIS YEAR'S ASSESSMENT AT THIRTY DOLLARS. UNANIMOUS CONSENT.

IT WAS MOVED THAT THE RESEARCH....BELOW...BE ATTACHED TO THE THE ASSESSMENT INFORMATION IN ALL AVAILABLE FORMATS: EMAIL, MINUTES, WEB PAGE, AND ASSESSMENT LETTER. UNANIMOUS CONSENT.

THE BOARD DETERMINED THE ASSESSMENT WOULD BE SENT MID OCTOBER AND HAVE A DUE DATE OF JANUARY FIRST AND LATE FEES OF TEN DOLLARS A MONTH BEGIN ACCRUING FEBRUARY FIRST. UNANIMOUS CONSENT.

IT WAS DETERMINED TO USE THE DIAL DESCHUTES MAILING INFORMATION FOR LABELS. UNANIMOUS CONSENT.

NADINE PROPOSED DEVOTING MUCH OF THE SCHEDULED OCTOBER FOURTEENTH MEETING TO THE NATURE AND FUTURE OF THE NEWLY WRITTEN BY LAWS. UNANIMOUS CONSENT.

A DATE WILL BE SET TO PRINT, STUFF AND ADDRESS THE ASSESSMENT LETTERS. A WORK SESSION ONLY.

NADINE ADJOURNED THE MEETING AT 7:25.

AFTER A LONG SERIES OF DISCUSSIONS WITH THE DESCHUTES TAX ASSESSOR OFFICE AND THE DESCHUTES COMMUNITY PLANNING OFFICE, THE BOARD BELIEVES THAT PROCEEDING WITH THE DIAL PROCESS USED BY LAST YEAR'S BOARD IS THE MOST BALANCED AND EFFICACIOUS METHOD OF DETERMINING THE MANNER IN WHICH ASSESSMENTS ARE MADE.

LAST YEAR MANY WERE SURPRISED AT THE THE RESULT THEY SAW FROM ITS USE. THE BY-LAWS, WHICH DID NOT PASS, MAY OR MAY NOT HAVE CHANGED INDIVIDUAL BILLING RESULTS. THE UNPASSED BY- LAWS STATE AN ASSESSMENT BY TAX LOT. THESE ARE SINGLE INDIVISIBLE LOT DESIGNATIONS.

WHAT BECAME CLEAR IN DISCUSSIONS WITH THE COUNTY WAS NO UNIVERSAL ANSWER WAS AVAILABLE TO THE BOARD. ANY ANSWERS ARE RESPECTIVE TO THE WISHES OF THE INDIVIDUAL OWNER. EACH OWNER HAS OPTIONS EFFECTIVE FOR BOTH CURRENT AND FUTURE SITUATIONS. THE COUNTY WAS ANXIOUS TO HELP INDIVIDUAL OWNERS GAIN THE RESULT EACH DESIRES AND STEER THEM THROUGH THE PROCESS. THERE ARE FEES INVOLVED IN EACH INSTANCE.

WE DISCUSSED TWO PROCESSES WITH THE COUNTY. THE FIRST IS CALLED A 'LOT LINE ADJUSTMENT'. ITS COMMON USE IS FOR MAKING A SINGLE LOT FROM TWO OR MORE FOR BUILDING, OFTEN TO MAKE ROOM FOR HOUSE, WELL AND SEPTIC, AND OFTEN PART OF THE BUILDING PERMIT PROCESS. MOST FREQUENTLY IT REQUIRES A SURVEY. THE SECOND PROCESS IS A 'LOT CONSOLIDATION'. IT, GENERALLY, REQUIRES NO SURVEY, AND USES THE CURRENT LOT DEFINITIONS.

BOTH RENDER THE EFFECTED LOTS A SINGLE LOT IN PERPETUITY. THEY ARE THEN INDIVISIBLE IN THE FUTURE BY BOTH COUNTY REGULATIONS AND CCANDRS.

SOME OF THE BILLINGS IN QUESTION LAST YEAR INVOLVED JUST TWO LOTS, SOME INVOLVED SIX OR SEVEN. THE BOARD CAN NOT DETERMINE WHAT INDIVIDUAL OWNERS WISH TO DO. SOME MAY FEEL MORE COMFORTABLE MAINTAINING THE ABILITY TO SELL

THE LOTS SEPARATELY. SOME MAY FEEL COMBINING SIX LOTS INTO TWO OR THREE IS MORE FISCALLY RESPONSIBLE. FOR AS LONG AS THE LOTS IN QUESTION MAY BE SOLD AS SEPARATE UNITS, IT IS REASONABLE THEY ARE ASSESSED AS OTHER SEPARATE LOTS IN THE COMMUNITY ARE ASSESSED....SEPARATE ASSESSMENTS FOR EACH SALABLE LOT, WHETHER OR NOT THE OWNER HAS REQUESTED THE BILL BE SENT TO ONE ADDRESS OR MANY.

SO, WHILE THE BOARD SHALL CONTINUE TO USE THE DIAL LISTING AS THE DEFINITIVE DESIGNATION FOR ASSESSING, EACH INDIVIDUAL OWNER MAY CONTACT THE COUNTY AND RESOLVE THEIR INDIVIDUAL SITUATION AS THEY SEE FIT. IT IS AN ADJUDICATION THE BOARD CAN NOT MAKE.

LASTLY, THOUGH OUR INQUIRIES WERE GENERAL IN NATURE AND NOT SPECIFIC TO ANY SINGLE OWNER, IT MAY BE THERE HAS BEEN AN ERROR IN REPORTING SPECIFIC INFORMATION TO THE DIAL LISTINGS. THE COUNTY WILL ASSIST IN RECTIFYING ANY ERROR ON THEIR PART.

WE ARE PROVIDING THIS INFORMATION AS EARLY AS WE CAN TO ALLOW OWNERS THE MAXIMUM TIME POSSIBLE TO SOLVE ANY ISSUE ARISING FROM THIS. SHOULD THAT TIME BE INSUFFICIENT AND YOUR ASSESSMENT READ DIFFERENTLY THAN YOU BELIEVE IT SHOULD, CONTACT A BOARD MEMBER AND PROVIDE THE CURRENT DIAL FACSIMILE FOR THE DATE THE ASSESSMENT IS DUE AND AN ADJUSTMENT WILL BE MADE. THE DIAL PAGE MUST SHOW THAT THE LOTS IN QUESTION ARE A SINGLE LOT.

MINUTES OCTOBER FOURTEENTH 2020

OWNERS IN ATTENDANCE: STEVE ZINK, MEL AND EILEEN MILLS, CATHY WEIGEL.

BOARD IN ATTENDANCE: NADINE RUTH, CAITLYN GARDNER, LORELEI MARIANI.

NADINE CALLED THE MEETING TO ORDER AT 6:37.

THE BOARD APPROVED THE MINUTES AS POSTED AND DISPENSED WITH THEIR READING. UNANIMOUS CONSENT.

THE TREASURER'S REPORT SHOWED A BALANCE OF 4280.00. REFLECTING DEPOSITS OF ASSESSMENTS AND MAIL FEES IN THE AMOUNT OF 600.00 AND 400.00 IN OUTGOING BILL PAYMENTS. UNANIMOUS APPROVAL AS READ.

JANE INSERTED ACCOLADES FOR NADINE'S SUCCESSFUL INTERFACE WITH THE COUNTY IN REMOVING LOTS FROM THE COUNTY AUCTION BECAUSE OF THEIR WETLAND CONFIGURATION. THE BOARD RECEIVED A CALL FROM THE COMMISSIONERS THANKING NADINE FOR BRINGING THEIR ATTENTION TO THE ISSUE.

NADINE OPENED A DISCUSSION OF BOARD INVOLVEMENT IN RESPONDING TO CCANDR VIOLATIONS. IT WAS NOTED FROM THE START THAT THE BOARD WILL NOT ENGAGE IN SEARCHING FOR CODE VIOLATIONS, BUT, WHILE ENCOURAGING INDIVIDUAL OWNERS TO ACT ON THESE ON THEIR OWN, THE BOARD WILL FOLLOW THE ACTIONS MANDATED IN THE CURRENT BY LAWS. WHEN WRITTEN COMPLAINTS ARE RECEIVED FROM TWO OWNERS, THE BOARD WILL ACT PRESERVING THE PRIVACY OF BOTH. UNANIMOUS CONSENT.

AS TO THE RELATION BETWEEN THE CCANDRS AND COUNTY AND STATE LAW AND CODE, IT WAS NOTED ITEM FOUR IN THE CCANDRS MANDATES COMPLIANCE WITH COUNTY AND STATE LAW. IT WAS ALSO NOTED THE CCANDRS ARE A CIVIL CONTRACT OWNERS ENTER INTO WITH THE PURCHASE OF THEIR PROPERTY. THE BOARD WILL NOT BE 'TARGETING' OWNERS WHEN THEY ACT ONLY IN RESPONSE TO COMPLAINTS BY OTHERS OWNERS. AGAIN, THE BOARD IS NOT LOOKING FOR VIOLATIONS ON ITS OWN.

THE INITIAL ACTION BY THE BOARD WILL BE TO WRITE AN OWNER AND ADVISE THEM OF THE ALLEGED VIOLATION OR VIOLATIONS AND ASK THEM TO RESPOND IN THE PROSCRIBED TIME LINE. ADDITIONALLY THE LETTER WILL OFFER MEDIATION, INFORMATION, AND HELP IN NAVIGATING THE COMPLEX NATURE OF THE MANY CODES. THIS WILL, HOWEVER, INITIATE THE TIME SENSITIVE RESPONSE...ONE YEAR... OF ACTUAL INFRACTIONS. UNANIMOUS CONSENT.

JANE HAS CONTACTED CATHY DeBONE WHO FEELS SHE CAN REBOOT THE WEBSITE RELATIVELY EASILY. SHE, HOWEVER, NEEDS ACCESS TO PROVIDE AN FIRM ESTIMATE. THE CHANGES WOULD ACCOMPLISH THE FOLLOWING: CHANGING THE PASSWORD, ALLOWING OUR WEBMASTER TO SEND BOARD RELATED ISSUES TO THE EMAILS OF EACH BOARD MEMBER FOR RAPID RESPONSE, POST NEIGHBOR TO NEIGHBOR COMMENTS TO 'COMMENTS', MOVE THE AREA WHERE AN OWNER WOULD POST TO THE TOP OF THAT PAGE, OPEN THE GALLERY FOR CURRENT POSTS, AND GENERAL ORGANIZATION OF NOTICES AND RESOURCES. THE BOARD UNANIMOUSLY VOTED TO PROCEED.

NADINE NOTED THE BUDGET WENT FORWARD WITH NO DISCRETIONARY OR INCIDENTAL LINE ITEM. SHE MOVED TO ADD THAT ITEM AT 500.00. UNANIMOUS CONSENT.

THE BOARD DISCUSSED THE MEETING WITH THE ATTORNEY. THE INITIAL QUESTIONS WOULD CONCERN AN EFFICACIOUS PROCESS TO PASS THE NEW BY LAWS, THE VARIANCE OF TELEPHONIC AND VIRTUAL MEETINGS, TAX LOTS VERSUS PLAT LOTS, AND THE POSSIBILITIES OF PROCEEDING WITH THE CURRENT BY LAWS. THE BOARD MOVED TO ASK THE LEGAL COMMITTEE TO CONVENE AND CREATE A FIRM LIST AND SET UP A MEETING WITH THE ATTORNEY. THE PRIMARY CONCERN IS ESTABLISHING A PARADIGM FOR BOTH THE ASSESSMENT MAILING AND A VOTE ON THE BYLAWS. UNANIMOUS CONSENT.

THE NEW LEGAL COMMITTEE, JANE AND NADINE, WILL ATTEMPT TO GATHER THE PEOPLE AND INFORMATION THEY NEED AND MEET IN THE NEXT FEW DAYS. UNANIMOUS CONSENT.

NADINE OPENED THE MEETING TO MEMBERS COMMENTS AND INTRODUCTIONS.

NADINE ADJOURNED THE MEETING AT 8:07.

DRRH6 board minutes November 11, 2020      Draft

In attendance for the board : Nadine Ruth, Lindsey Swinehart, Lorelei Mariana, Jane Hayhurst.

Owners in attendance: Sharon Webster, Donna Bergman, Mel and Eileen Mills, Elaine and Vern Gingrich, Peggy Linville.

Nadine called the meeting to order at 6:05.

Nadine advised the owners of the scheduled Executive Session and the board's return to the meeting in about thirty minutes.

The executive session opened with the sign on of Allison Huycke, board attorney.

At 6:42 the board returned from Executive Session.

Nadine reconvened the meeting and opened it to owners.

The minutes were approved as posted. Unanimous Consent.

In the absence of the board Treasurer, Nadine briefed the board. There was a balance of 4280 dollars last month. This month saw incoming of an 85 dollar mail box payment and a 55 dollar assessment check. A property tax payment of 300 dollars. Nadine will continue to work at bank access.

The board accepted Caitlyn's resignation as of November 11, 2020. A new job, homeschooling and sundry personal matters made the position taxing. The board thanks her for her generosity and time.

Nadine nominated Sharon Webster for the board position. Unanimous Consent.

Nadine will join the Legal committee in Caitlyn's place, as she has attended both this and prior meeting. Unanimous consent.

Nadine introduced Peggy Linville as a volunteer to fill the treasurer position. She will become a non-voting board member. Unanimous Consent.

Peggy delineated some possible formats for record keeping. The QuickBook option was 660 dollars a year and the Quicken Deluxe at 50 dollars. There

was discussion centering on price, need and budget. It was moved to have Peggy download Quicken immediately and reserve the larger QuickBook expenditure if the Quicken is insufficient. Unanimous Consent.

Peggy will contact Caitlyn for bank transfer information.

Lorelei accepted the chairmanship of the, now, Fire Wise Task Force. Unanimous Consent.

She has a meeting with officials to do a community assessment on Monday the 16th. Following that, she will create and ongoing action plan, including required Fire Wise Day, cleanups, and fuel reduction. Our subdivision will need to turn in volunteer hours to maintain our status. This is an ongoing process.

Jane has contacted Kathy DeBone and she is ready to meet our WebManager. She is certain the updates and changes are doable and now needs our User Names and Passwords. We need a web manager. Nadine and Jane will fill in for expedited results. Unanimous Consent.

Nadine will contact the county and get information on the new and higher property tax assessment. We had historically been taxed for one common property. This year we received a bill for sixteen. Unanimous Consent.

The budget was amended to accommodate. Unanimous Consent.

The letter to the realtors was approved for printing and mailing. It will be posted to the website for the benefit of those looking at property in the subdivision. Unanimous Consent.

Nadine opened the bylaws discussion. Jane read the written comments of Allison Huycke, our attorney, after Allison's further consultation with a second attorney in her firm. Allison met with the board in the executive session. The section pertinent to the by laws election is quoted ....

"You have informed me that you received 198 ballots returned for the Bylaw Amendment. Out of those ballots returned, you received 86 Yes votes, 67 No votes, and 40 ballots from the Deschutes County indicating they had no preference. The prior board determined the that the Deschutes County were considered (acted on) as No votes and as such the Bylaw Amendment did not pass. You asked if you could revisit the outcome of such vote. I believe it is extremely reasonable to conclude the that Deschutes County, by specifying they had no preference, should not have been counted to

determine the quorum and majority. If you chose to take this position, and I think it is reasonable that you do so and that you move forward with recording the Amended Bylaws.”

The board evaluated the position of a declaration against the expense of a new ballot, the inability to of using the new bylaws for assessment, and the paucity of any changes they saw as possible. This legalizes the the use of a 'tax lot' count for assessment, answering many concerns last year. The community made a huge investment in this last year and the past board spent hours of their time. It provides a firm base to move forward and amending it at a later time is far easier than beginning again. Community votes in the last ballot far exceeded the needed quorum and clearly supported the new bylaws.

The board made a declaration accepting the attorney's consideration of the election outcome and will proceed with filing the new bylaws to align our bylaws with the state regulations. A single typo will be corrected prior to filing. This will align the bylaws with the fine schedule.Unanimous consent.

It was moved that the Legal Committee move forward to do so. Unanimous Consent.

For transparency, the majority of the rest of our legal consult was about actions to be followed if the decision were to move to a second ballot, and some few questions answered as to the implementation of the new bylaws. They will be reported as we consider those implications at a later meeting.

The board discussed getting the tax lots identified and labels printed. Donna sent a Chat and saved the day. Excel to Office Depot. Lindsey will pursue.

Jane will find old assessment letter and revamp for this year's mailing.

Nadine adjourned the meeting at 7:44.

Submitted for the Board,

Jane Hayhurst

With our meetings done in virtual format, the minutes have been more fleshed out than would be so in ordinary practice. We have been working hard at keeping all informed by as many formats we have at our disposal. We recognize this practice is not precisely ordinary. Let us know if it is either helpful or annoying. Jane



MINUTES OF DRRH6 POA.        DECEMBER 9, 2020

In attendance for the board: Nadine Ruth, Lorelei Mariana, Lindsey Swinehart, Sharon Webster, Jane Hayhurst.

In attendance for the owners: Mel and Eileen Mills, Dennis Hijmans, Craig Cousins, Jane Riddle, Sandy Johnson.

Nadine called the meeting to order at 6:32.

The minutes were approved as read, after the correction to a 95 dollar payment for a mail box was incorrectly reported as 85 dollars.    Unanimous Consent.

Nadine summarized the Treasurer's report. A check for a past assessment of 425 dollars. A twenty five dollar assessment check. An outgoing check for the ByLaws filing and a notary charge of eighty dollars for the same. This leaves a total of 4,082 dollars. Unanimous Consent.

Lorelei reported for the FireWise Committee. The subdivision assessment from the drive through is expected shortly. She is continuing to seek the best sources for HOA grants for next year. Current funds are already committed. Communities involved in Fire Wise procedures are given preference.

Jane moved to redact any board decisions concerning assessments made prior to the filing of the new ByLaws to assure any actions are legal under our governing documents. Unanimous Consent.

The calendar for the assessment procedure was set. Lorelei will purchase stamps and envelopes. Linsey will compile a list for the assessment letters and a second list for past due assessments and send out to print. The mailing date set for about the 20 of this month. Jane will prepare templates for print of both sheets. The past due letters will be sent for records going back to 2010. Unanimous Consent.

Sharon will stuff the envelopes for mailing. Unanimous Consent.

Jane will revise the assessment letter draft to show a thirty dollar assessment due January 31 with a late fee of twenty dollars applicable from February 1 to March 31. At that time the total will begin to accumulate interest at 1.5% a month. She will add a section advising owners they may request mediation of these dates for COVID-19 related hardships. Unanimous Consent.

The Notice to Owners letter was approved as presented. Unanimous Consent.

Nadine moved to officially bifurcate the role of Secretary to make Lindsey Recording Secretary and Jane Corresponding Secretary. This will make meetings and conducting business more flexible. Unanimous Consent.

Nadine will meet with Kathy DeBone this week and complete the website organization. She and Lindsey will be the password holders and route incoming material to proper tabs. They will determine what materials will be archived. The passwords will be changed. Unanimous Consent.

Jane will not be allowed anywhere near a password. Age related exclusion. It seemed unanimous.

Jane will contact Kathy with initial payment. Lots of nattering, but no change in process.