

Board minutes DRRH6, January 13, 2021

Nadine called the meeting to order at 5:35.

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

Members in attendance: Elaine and Vern Gingrich, Mary Buckman

The minutes were approved as read. Unanimous consent.

The treasurer's report was briefed. The current balance is unofficially 8057 dollars, less a remittance to Lorelei for 175 dollars for envelopes and stamps for assessment mailing. We have received 5,240 dollars in current assessments, about 2,000 of that amount is reflected in the above balance. The figures for past assessments are coming in, but are not fully tallied, as they often come with questions. They are moving along quickly.

Lorelei reported on the FireWise Task force. While the assessment has not been officially filed, Ed Kieth advises our participation moves the community up the list to participate in chipping programs and future grants. The information to sign up for the chipping program is May 10 and chipping will begin on May 24.

Lorelei is in contact with Ed Kieth on the continuing work on cleaning up county lots.

Our assessment status as of mid January shows a slightly over one third remittance. Jane will write a Thank You note for the timely response and add a reminder of the increase of to fifty dollars at the end of the month. It will go to the website and out by relevant Email lists. She will include the missing mail address. Unanimous Consent.

There was about 15,000 of past due assessments on the books. That figure has reduced by about 3,000 to date.

Nadine reports Exhibit A did not get filed with the ByLaws and a refilling is required to rectify the situation. Sharon will take the material to the county next week. The correct versions of both are now posted on the website. Unanimous Consent.

Nadine will attempt to get a final answer as to the reason our county taxes rose to a per common area lot charge as compared to the single charge in past years. This is a fire related charge.

Nadine will meet with Kathy DeBone tomorrow to finalize the format on the website. All materials will enter the site through the two webmasters and be sorted to the appropriate tab. Unanimous Consent.

The process for complaints of CC&RS violations will begin with a signed complaint from an owner. The board will contact the owner named in the complaint. Our process will not include searching out violations and our initial action will be an attempt at mediation. Both owners will have their privacy respected. Only when this fails will the board begin the well outlined procedure stated in the ByLaws. At all times we will strive to reach an answer before initiating the substantial fines in Exhibit A. Unanimous Consent.

Jane will draft a letter to line out the community position on the use of trailers, and now, tiny homes in response to a series of questions from prospective buyers. In brief, a trailer must be entirely self contained and road legal or attached to both a legal, permitted water source and a legal, permitted septic system. In either case, the recreational use remains at thirty days on and thirty days off. Not permit supersedes the CC&Rs on this issue. Connected or not, and residence used for more than the thirty day on/thirty day off code must exceed 500 feet off the river and 700 feet for river lots. The letter will be read by the board before being posted and used as a response to inquiries. Unanimous Consent.

Nadine adjourned the meeting at 6:35.

DRRH6 BOARD MINUTES DRAFT MARCH 10, 2021

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

Members in attendance: Mel and Eileen Mills, Robert Onyon, Sam Alejo, Kristy VanWoerkom.

Nadine called the meeting to order at 6:38

The minutes were approved as read by unanimous consent.

The treasurer's report raised a question about the appropriate designation of a check paid out prior to to Peggy's tenure. This will be resolved tomorrow and formalized at the April meeting.

Lorelei's Fire Wise Task Force is prepared to post several items of note under the Fire Wise tab on the website. The information for securing a UDRC grant for cleaning up sustainable space is currently available. These funds require an application. The owner then receives 500 when an invoice is submitted to the agency. The chipping program will continue this year. Intent of participation may be mailed to Lorelei Mariana by no later than May tenth. The address of the piles must be provided. Branches of up to eight inches may be placed at the roadside, butt end out, and they will be chipped and left for the owner. These actions will be counted against our hourly commitment to gain Fire wise status.

Further resource lists and programs will be listed under the Fire Wise tab on the website. The above programs will be included there, as well. Unanimous Consent.

Nadine will also send a link by Email to the ongoing programs. Unanimous Consent.

A report from the Road District, given by Diana Leith, included the rock applied to Foster. She explained this is a temporary fix and actual grading work cannot begin until the ground thaws.

The Road district funds have increased with the addition of new homes.

She advised the best thing any of us can do is slow down.

Nadine tabled the discussion and decision of including a Fire Wise designation as a CC&RS violation as more research needs to be done. Unanimous Consent.

Jane presented a revision of the letter intended to accompany the assessment. The board will review each in the next days and determine which will be mailed. The complexity of sorting Emails and addresses is daunting. While it needs doing, the letter will be mailed. Unanimous Consent.

Nadine presented a Website update. The final password has been found and Kathy is finished with the overall revisions. The board will review and submit all further issues through Nadine to Lynn Marie Chapman to finalize the format. Kathy, Nadine, and Lynn Marie will filter the postings and Kathy will remain involved as a consultant. Unanimous Consent.

Lindsey reported the assessments are coming in more slowly. Currently, 2021 assessments collected total \$9,530. Total outstanding balance is \$5199. And the total outstanding balance for all years is \$8,625.

With these figures, the board will commit to creating the Reserve Account for unanticipated expenses. The amount will be determined at April's meeting. Unanimous Consent.

The board will send a general reminder explaining late fees from this year will be applied to the owner's account next year. Unanimous Consent.

The entirety of the treasury report will be available to owners by request, but not posted to the website in its full format. Unanimous Consent.

Nadine adjourned the meeting at 7:55.

Nadine called the meeting to order at 6:35.

In attendance for the board: Nadine Ruth, Sharon Webster, Lorelei Marina, Jane Bidwell.
Members: Vern Gingerich.

The minutes of the March minutes were approved as read. Unanimous Consent.

Treasurer's Report was approved as presented. Unanimous Consent.

Nadine ask Peggy is it were possible to create separate files for Mailing Expenses, as opposed to combining them with general Office Expenses. Peggy agreed. Unanimous Consent.

The Fire Task committee reported the nine properties had put in requests for the chipping program and they continue to come in. Activities, such as these, add to our neighborhood activities commitment to complete our Fire wise designation. We need to achieve an hour per homeowner to meet the Fire Wise regulation. Please turn in hours to Lorelei....cleaning needles from gutters, yard clean up close to buildings, and other fire prevention activities. You may Email her at her website address.

To date, 9,850 dollars in assessments have been received. Outstanding assessments are 4,745 dollars. And 8,000 dollars in prior year's assessments remain outstanding. The letter of encouragement will be sent to rectify the inequity for the the majority of owners who are paying the costs of others. Unanimous Consent.

Sharon found a discrepancy in the mailing list list used in the assessment letter. There were forty some properties that seemed unlisted in the labels printed from the county. As it is possible they never received the original letter, all late fees and fines will be excused and an apology issued. Unanimous Consent.

Jane will draft an initial letter to be mailed to extend our apologies for the oversight. Unanimous Consent.

Lynn, and Nadine will meet with Kathy in two weeks and relay the information to Lindsey so the website can function with Little D as a consult only. Unanimous Consent.

Jane and Nadine will conference with the attorney to assess what can be done for the annual meeting. Given the pandemic and CDC guide lines, we will be somewhat reliant on proxies, and we need to be certain all have access to a legal and easily used format. Unanimous Consent.

A 3,000 dollar reserve account will be established to cover unanticipated expenses. It will exist in addition to the reserves turned over to the new board at year's end. Unanimous Consent.

The meeting was adjourned at 7:21.

Board minutes February 10, 2021

Nadine called the meeting to order at 6:35.

For the board. Nadine Ruth, Lorelei Mariana, Sharon Webster, Jane Bidwell

Owners in attendance. Mel and Eileen Mills, Mary Buckman, Frank Tarr.

Minutes from January were read and approved. Unanimous Consent

Peggy was unable to attend so the following is an overview and lacks specifics as of today. Our assessments, undifferentiated, total 12,185. An eighty five dollar incoming payment for a mailbox is included. Quicken has been set up and being formatted for a check register read out. As of February fifth, the bank balance was 16,363.25. An adjusted, more complete report will be posted on the website next week.

Lorelei reported for the Fire Wise Task Force. Our neighborhood assessment is back. The focus is on the safety of defensible structures. The application for joining the chipping program will be out to owners soon. Your materials will be chipped and your hours add to our participation hours for this ongoing program. The board discussed using Fire Wise compliance as a definition of the CC&RS. This will be further explored. It was suggested that we invite Boone to speak at our annual meeting.

The Transfer Station will be listing some free dates for needle disposal. You will be posted as we are informed.

The UDRC for matching funds will be opening. While it may seem early, the funds are limited. If your property has work within the parameters of the project, please watch for information we send. An application format and explanation will be sent. Unanimous Consent.

Reimbursement protocol was discussed. To keep transparency paramount, send the request to the treasurer with a receipt and copy board members. Unanimous Consent.

Having been taxed for years on a single POA common lot, we are now being taxed on each. These funds are for fire services. The new total for the common lot tax will be 281.25 this year, and likely close to this figure going forward. The budget will adjust to the change. Nadine contacted the county, and this amount will commence beginning this year, with last year's figures forgiven

Jane reported there have been active poachers in the area, along the border of our subdivision and the park. It appears they are using drones. Three were seen with flashlights late at night, and a blood trail found the following day. The lighted drones returned some days later. If you become aware of suspicious activity, you may call 1-800-452-7888 anytime day or night to be connected to the Wildlife Enforcement branch of the State police. Any description may also be share with Scott, Park Manager, at his office. scott.a.brown@oregon.gov. Do not approach the poachers.

The board is forming a reserve account, funded by incoming past due checks. These are not current assessments and any late fees, but money from years past. This is to cover unanticipated expenditures without curtailing on going projects. Unanimous Consent.

Board members are reading carefully the ByLaws involved in the fine protocol. Inquiries have been received, and we will be ready to go forward with complaints

The board discussed a document missing from the assessment mailing. The letter was an brief explanation of the implication of the new fines in Exhibit A. The first option is to find the efficacy of sorting our Email list from the total owner list and send using as few printed copies as possible. Should this prove unwieldy, we will mail the document and include additional and updated FireWise ideas for owners. Unanimous Consent.

The Road Board sent no further report.

The meeting was adjourned at 7:52.

Nadine called the meeting to order at 10:11.

In attendance for the board: Nadine Ruth, Lorelei Mariana, Sharon Webster, Jane Bidwell.

Members in attendance: Mel and Eileen Mills, Jason Morton, Clint Emerson, Kathy Weigel

The call for the quorum was met with 163 ballots received. Unanimous Consent. *

The break down of ballots authenticated included 100 voted for the full slate presented, 41 ballots from the county with no preference, and 21 ballots marked with less than a full slate. There were no write ins.

The ballots were tallied by Roger Ruth, Mark Perez, and Mel and Eileen Mills. The new board is: Nadine Ruth, Sharon Webster, Lorelei Mariana, Lindsey Swinehart, and Jane Bidwell. Unanimous Consent

As there was no annual meeting last year, the minutes from the prior year were approved as corrected. Unanimous Consent

Nadine read excerpts from the letter to property owners in leu of any minutes from COVID-19 cancelled meeting from last year. These excerpts are here included:

Excerpts from 2019-2020 Board letter to property owners

Board election: ballots were enclosed in the mailing. The ballots had to be postmarked by August 1, 2020. Your current board is the result of that vote.

Proposed amended Bylaws were included in the mailing for voting. The board had three goals in presenting these amendments:

Change wording from "lot" to tax lot in regard to assessments and votes

Create a mechanism for enforcing our CC&Rs. In accordance with Oregon law a POA cannot impose monetary penalties without first adopting a schedule of fines and a process for imposing them. These new Bylaws will give the Board the authority to enforce the CC&Rs.

Legal counsel advised that our existing Bylaws were substantially out of compliance with applicable Oregon law and best practices for HOAs. The amendments reflect the laws that apply to our POA. Specially, the Oregon Planned Communities Act, ORS ch. 94 applies to our neighborhood.

Due to a family illness, Nadine is substituting for Peggy as treasurer. She reports a current checking account balance of 8,455.23 dollars. This does not include anticipated debits of 250.00 dollars for outgoing assessment letters and 450.00 dollars for mail box upgrades.

The estimated fiscal year end balance becomes 7,705.00 dollars.

The savings account balance includes the Emergency Fund of 4,000.00 dollars and 4,000.00 committed funds for fire abatement projects put on hold because of weather. The account now totals 7995.05 after bank fees and interest. Approved in the whole by unanimous consent.

Jane reported for the Legal Committee.

The board began the year exploring our responsibilities relative to the new bylaws and the CC&RS.

In general, we determined to act only when complaints were lodged by owners, not to actively search for violations, and to focus on mediation.

This means there is no targeting on the part of the board, but means that there may be situations in the neighborhood that are unaddressed.

Because a complaint received is an allegation, each is assigned a case number, which allows for board discussion preserving the privacy of all owners. Upon the receipt of a complaint and board vote, a letter is sent giving the owner ten days to remediate, refute, or negotiate a course of action, either with the legal committee or in an open meeting of the board. When none of these is sufficient, a letter outlining the fines incurred is sent as an invoice. These are defined in Exhibit A of the amended bylaws.

The board is cognizant of the numbers of unbuildable lots in the subdivision and voted to allow the county's 30/30 definition of recreational use to govern these lots in the subdivision. This vote was good for the year and will need to be revoted as policy each year. It allows the use of trailers on owner's property on a short term basis until sewers or technologically improved septic allow for building. This information has been shared with all owners and fifty realtors to prevent unexpected problems after a purchase in the neighborhood.

Currently, six cases are in process. Cases A, B, and E have been sent certified letters to both Dial and situs addresses. Those have been returned unclaimed and this week priority letters will follow. In ten days invoices will follow. Each of these has a pending County Code Enforcement case.

Case C has been resolved in the legal committee and voted on by the board and awaits a confirmation letter by the owner.

Case D is still pending a response and an invoice will be sent with the others.

Case F involves an easement encroachment issue and is waiting for the owners to research the issue.

Case G is recent and the first letter will be sent this week, beginning the process.

Our next step is consulting with our attorney to create a protocol for enforcing the fines. Currently, these, like past due assessments, would be sent with escrow inquiries and be collected at any transfer of property. But the figures involved in the fines, if ignored, are far more substantial. Left to multiply for a period of years, they foreseeably exceed the value of a lot. We will consult the attorney about collection agencies, small claims, and filing liens prior to any sale. The timing of these could be based on the total owed or the length of time they accrue. What is clear in the bylaws is these funds once collected are deposited to the general funds account.

These latter actions and protocols are high on our to-do list and to be done equitably for all owners.

Lindsey is preparing targeted invoices for late fees and fines. Unanimous Consent.

The remodeling job on the bulletin board is in progress

Members of the board are making an exploratory evaluation of the existing mail box area. It would be possible to create a paradigm where the POA general account pays for a portion of a restructuring with mail box owners invoiced by a special assessment. This would put to a vote of the current cluster box holders and those holding free standing boxes. Unanimous Consent.

A printout of the annual treasurer's report and/or the annual budget will be made available to any member who puts in a request. Requests may be sent to nadinemail-hoainfo@yahoo.com.
Unanimous Consent

Nadine will attempt to facilitate a second access to the QuickBooks account until Peggy is able to resume full time duty.

The meeting was adjourned at 11:06. Unanimous Consent.

The meeting was adjourned at 11:06. Unanimous consent.

*Under Oregon law, a quorum consists of 20% of voting lots. According to our records there are 468 voting tax lots entitled to vote. Twenty percent equals 94 votes.

Minutes for meeting September 8, 2021.....DRRH6 POA

Nadine called the meeting to order at 6:30.

Present for the board Nadine Ruth, Sharon Webster, Lindsey Swinehart, Lorelei Mariana, Jane Bidwell.

Members in attendance: Mel and Eileen Mills, Jim Mariana

The minutes from the last board meeting were approved as corrected. Three votes to approve and two abstentions.

The board approve continuing the policy of adhering to the county thirty days on/ thirty days off policy parallel to current county code for another year. Unanimous Consent.

The board discussed the issues around providing material to the situations involving 'off the grid' encampments. The board will resend letters to the affected addresses by Priority Mail as a final attempt at contact. These will include a listing of the fines due, notice of prior attempts, and have October first as a commencement of the billing. Unanimous Consent

The legal committee will meet with Allison to ascertain any following protocols. These may include small claims court, collections, or liens filed prior to our more usual 'at time of sale' model. Unanimous Consent

Nadine will send an Email looking for owners interested in working on a mailbox solution. Unanimous Consent.

An option of using a special assessment to modify costs for vacant lots was considered and tabled for discussion after plans were further along.

Sharon will contact Matt Schall about mail box plowing. Unanimous Consent

Peggy is expected to return soon from an emergency trip and have a more concise treasurer's report. Nadine reported 2500.00 of 2022 assessments are paid. And 3400.00 of 2021 assessments are outstanding.

Lindsey is preparing past due notices. Nadine will figure interest on amounts due and they will be mailed. Unanimous Consent

Jane is preparing an initial ten day demand letter for case F and will send. Unanimous Consent

Miraculously, the meeting was adjourned at 7:14 and husbands waiting dinner rejoiced.

Board Meeting, December 15, 2021

Nadine called the meeting to order at 10:30

Present for the Board: Nadine Ruth, Lorelei Mariana, Jane Bidwell.

Members in attendance: Melissa and Corbin Lantz, Amy McCormack, Kyle Shortsleeve, Dennis King, Kristy ?, Nadia Cheunade.

The minutes from the last meeting were approved as corrected. Unanimous Consent.

The Treasurer's report was tabled until the next regular meeting in January. Unanimous Consent.

Old and New business were tabled to the next regular meeting in January. Unanimous Consent.

A board member has needed to resign. The board after deliberation has named Ali Schall to replace Lindsey Swinehart. Unanimous Consent.

Lorelei presented a letter to be sent to owners concerning participation in a grant made possible by Senate Bill 762. As a FireWise community of Small Forest Lands. We are able to apply for up to 75,000 dollars. This initial letter would include fliers, stamped envelopes and a request for owners to commit to their interest in either fuel reduction or defensible space activity. There is a very quick turn around involved. The board agreed to the printing and mailing of the letter. Unanimous Consent.

Nadine adjourned the meeting at 10:45

Minutes November 11, 2021

Nadine called the meeting to order at 6:34

In attendance for the board: Nadine Ruth, Lorelei Mariana, Sharon Webster, Jane Bidwell

Members in attendance: Kristy VanWoerkom, Mike Fletcher, Phil and Virginia Fletcher, Ian McCormach.

The Minutes were approved as corrected.

The treasurer's report was given by Nadine. Expenditures included the Property/Fire Tax on the fifteen common lots of 273.00 dollars, a check to Kathy DeBone at Little D for the revamp of the website. There was 1200.00 dollars of past assessment payments incoming,

Currently, the checking account is 15,022.00. There is 8,000.00 in the emergency savings account.

Nadine is moving collected materials to Peggy on Wednesday and she will tally all and enter into Quicken.

Two owners over paid assessment invoices. It was proposed that refunds were the most efficacious response. Checks will be mailed. Unanimous Consent

The initial Fire Wise plan was tendered. It was returned as the newer format requires a three year plan. It is being resubmitted and hopefully we will be a FireWise Community by years end. This has been a giant endeavor and we are most pleased.

Lorelei also toured the Bear Drive with a contractor, advising him of habitat restrictions. This will be reviewed with the County Forester with plans to proceed in March.

She drove the development. There are 134 houses. Last years Red Lots number 153. Some of these are still unaddressed and some show initial work in progress.

The bulletin board is well on its way to completion. Jane outlined the status of the CC&RS violations.

Case A. Reports he was not advised of CC&RS at his closing and signed no document involving his membership and states he will be seeking counsel to exempt his lot. This negates the board's offer of a remediation plan. He feels signing a document to forestall fines would be construed as validating what he considers invalid. The board voted to send a letter initiating fines on two counts as the unit doesn't meet the board definition of a trailer and is, hence, an out building, and residing in a unit of under 500

square feet. He stated he had reached accord with the county violations, but it has not yet been noted on DIAL.

Jane will provide board members a copy of the letter to be sent by November 14, 2021. And send mitigated by comments. Unanimous Consent.

Case B. The trailer has been moved. Storage remains. No action to be considered until March.

Case C. The owner has asserted the trailer will be used no more than thirty out of sixty days. The renter may come to the lot occasionally during days. Resolved.

Case D. The fence has been moved off the road. The owner will submit plans to further remediate fence by March. The owner states that any use of the trailer will be limited to 30/30. There are two lots and all setbacks will be adhered to. Fines forestalled until board assesses the remediation plan.

Case E. The property has been vacated. The electricity has been turned off, render the non permitted septic unused. Fines forestalled until March when the property must be in compliance with code as to all electric and sanitation. No one will spend a night in the out building. Storage only. Resolved until March.

Case F. The attorney advises us the owner has contacted an attorney and the presumed defense is a 'doctrine of Merger' disallowing the granting of a merger to oneself. She advises an initial expiration of this contracting some of the title searches to a title company to save expense. The board voted to go forward up to 1500.00 dollars. In part, because such a finding would disallow three separate owner amenities. Jane will write her to that effect, mentioning the possibility of seeking a model to 'quiet title' to reduce cost and avoid huge expense based on the best 'business judgement'. Unanimous Consent.

Case G. The owner authenticated a permit for the trailer in question. This permit is valid until March when renewal is required. Tabled till March.

Nadine will prepare the La Pine Park Hunters Survey and present the outcome to the board for review and send. Unanimous Consent.

The board will field trip the Common Areas to see if 'trespass signs' are a viable means of curtailing hunting in and from them. Unanimous Consent.

The consent of the board for solar panels was granted upon review of the site plans. Unanimous Consent.

The meeting was adjourned at 7:52

The board met August 16, 2021

Nadine called the meeting to order at 6:34.

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

Members in attendance: Robert Onyon, Mariann Wurtz

The minutes were approved as read. Unanimous Consent

Nadine presented the treasurer's report. The current balance is 12,964.00. This includes a 285.00 assessment deposit, a 95.00 mailbox remittance. Debits of 315.00 for mailing costs, 203.00 for a dishonesty insurance bill. Three expenses are in the pipeline, a 250.00 audit expense, 450.00 for mail box repair, and 250.00 mailing reimbursement. A projected total is then, 11, 900.

There was no current update from the FireWise Task Force.

Lindsey informed the board of the 2021 assessment balances. There is 3,460.00 in outstanding debit. This means our collection percentage is 76.9. Over what was anticipated.

Lindsey reported the year began with \$17,000 of past due amounts from prior to 2021, and 9,000.00 has been collected.

She will review and send those remaining bills with interest to the remaining accounts.

Unanimous Consent.

Nadine proposed the following changes to the posted budget for 2022. A change to the legal committee from \$1,500.00 to \$ 2,000.00 in anticipation of costs concerning CC&RS violations, and raising the unanticipated expenditures from \$500 to \$1000.00 at the discretion of the president to allow flexibility. Unanimous Consent.

It was proposed the the Exigency Fund be renamed Emergency Fund and be funded at 4,000.00 in a separate account for repairs and related legal actions. Unanimous Consent.

It was further moved that 4,000.00 remain intact to engage in fuel reduction work in the Fall. Unanimous Consent.

These figures are not reflected in the above POA balance report.

The new budget projection was passed. Unanimous Consent.

Lorelei is gathering the materials for the bulletin board remodel.

The board reviewed the plans for the annual meeting. It will be a Zoom format. Nadine will make the decision as to whether the board itself will meet in one place or whether the meeting will continue as a full Zoom Format on the day prior to the meeting. Unanimous Consent.

Jane reported on the current CC&RS letters. There has been no response from Cases A, B, D, or E. She will write letters advising them of fines to be initiated for board review and mailing. Unanimous Consent.

Case C has been remediated and awaits the confirmation letter from the owner.

In Case F a second inquiry letter will be written as to what progress is being.

In case G the letter has been pending and will now be sent. Unanimous Consent to the above resolutions.

Jane will attempt a situs delivery in the cases A, B, and D and E with photo verification. This would constitute a last attempt before fines ensue to the situs addresses. Unanimous Consent.

The meeting was adjourned at 7:20.

Minutes of November 14, 2021

Nadine called the meeting to order at 5:05

Attending for the board: Nadine Ruth, Sharon Webster, Lorelei Mariana, Jane Bidwell

Members present : Eileen and Mel Mills.

The minutes were approved as read. Unanimous Consent.

As the board received no commitment to a remediation of the violations in Case A, the board voted to send the owner a letter advising him of a final date of any residence, even an overnight in the structure/shed/outbuilding will be a use to initiate fines of \$800.00 a month. That final date will be December 31, 2021. Should any residency occur in any subsequent month, an invoice for \$800.00 will be sent on the last day of the month, due on the fifteenth of the next. Late payments will accrue interest of 1.5%. And that all further communication will be mail or Email. Unanimous Consent.

The letter will be reviewed as a draft and sent to the new PO Box address.
Unanimous Consent.

Nadine adjourned the meeting at 6:15.

Nadine called the meeting to order at 6:32.

Present for the board: Nadine Ruth, Lorelei Mariana, Sharon Webster, Jane Bidwell.

Owners present: Robert Onyon, Sheryl Nichols, Mel and Eileen Mills, Bill and Virginia Fletcher, Tammie and Russ Reid.

The minutes were approved as read. Unanimous Consent.

Nadine is still filling in for Peggy Linville and is without formal entree to Quick books. However, the expenses for September included \$2.74 for printing checks, \$8.00 for printing, \$280.00 for the attorney, and \$129.95 for The Commons expenses. There is \$21, 406.00 in the account and pennies short of \$800.00 in the emergency fund. \$4,000.00 of that holding the funds from last year to clear vegetation from the common lot at the base of Bear Lane.

Lorelei continues work on the bulletin board update. More mastic is needed.

Linsey sent in a late assessment update. Of the ninety nine letters sent out, sixty six responded in the whole or negotiated payments.

Nadine will send an Email reminder of the January due date and March late fee dates closer to the first of the year. Unanimous Consent.

Jane will write at least one letter in response the the continuing situation to owners in the Beaver Drive area. There is a general concern about the benefits they derive from the POA participation. Unanimous Consent.

Jane presented an update on the letters sent concerning CC&RS violations.

Case A. A fourth letter has been sent to a now corrected address. If no response is forth coming, a fine assessment letter will be sent on October 31. Unanimous Consent.

Case B. The trailer used as a residence has been removed. Other small buildings remain. No fines will be issued at this time. Resolved until March 31, when the remaining will be checked for licensing. Jane will contact Lindsey to resolve late assessments for the owner. Corrected to years of current owner's ownership. Unanimous Consent.

Case C. The owner has stated the trailer will only be occupied on a 30/30 day basis. An occasional day visit will be allowable. Resolved pending written confirmation. Unanimous Consent.

Case D. The owner has stated there will be no occupancy beyond thirty days on any single lot. While the existing fence is now altered, they have promised further mitigation in fact or by dated plan by spring. Resolved until plan meets approval by March 31. Unanimous Consent.

Case E. As per phone call from relative. The electricity will be turned off, rendering the suspect septic and outlets unusable. The owner will spend no nights there. He will take some time to find site for tiny house and removing stored items. A letter, signed will be provided by October 31 or fines will commence. The code enforcement issue will be resolved to the extent covered in the CC&RS will be resolved by March 1. Resolved. Unanimous Consent.

Case F. Nadine has contacted Alison asking her to contact the attorney for the owner and the title company to discover what negotiations are in progress. Unanimous Consent.

Case G. A second initial letter has been sent. Mailed October tenth. On October 31 a fines letter will be sent.

The letter asking for input about the mail structure received only a few comments and no specific plans or volunteers. Lorelei will organize a field trip the end of this month for board consideration. Unanimous Consent.

Matt Shall will do snow removal at the mail box for seventy five dollars an hour as needed. Unanimous Consent.

Jane will retrieve something like a bill from Little D and inquire about a tutorial for Nadine. Unanimous Consent.

Lorelei reports that the Knott Land fill is taking landscape rubbish at half price on October 30. The burn ban for such is seldom lifted until a date in November.

The board will consider how we might interface with buyers of lots in private sales to assure buyers receive POA information.

Nadine adjourned the meeting at 7:42.

The meeting was called to order at 6:06.

In attendance for the board. Nadine Ruth, Sharon Webster, Jane Bidwell.

The minutes were approved as read.

The location of the annual meeting will be the Hayhurst's lawn.

The date will be August 21st.

The time will be 10:00AM.

Sharon will make an early trip to Bend for Bagels, donuts and decaf. Jane will set up an urn for coffee, provide plates and napkins, and utensils, and provide sanitizers and wipes.

Nadine will get hand held fruit, yogurts, and teas and water.

Jane has garbage can for lawn.

The minutes from the 2019 annual meeting will be read with an addendum covering the voting and outcome of last years balloting as per the notes provided after the election last year.

Nadine will consult with Mel concerning gaining county votes to add for maintaining a proper quorum.

Much discussion concerned the safest and most flexible plan to meet owner concerns for safety and the changing guidelines for Covid-19 protocols. It was decided to require masks on the property both incoming and when moving about. Markers will be set on the lawn for distancing. Asking for vaccination proofs was deemed invasive. These are the current best protocols to assure all of their safety. Owners will be asked to attend without guests. It was noted that a revamping of these plans may be necessary and be done by Email.

The mailing will include the annual letter, a ballot and proxy page, a double addressed envelope for mailing and a red flag insert for owners whose lots are flagged as in need of fire abatement.

The meeting was adjourned at 7:06.

The meeting was called to order at 6:32.

In attendance for the board: Nadine Ruth, Lorelei Mariana, Sharon Webster, Jane Bidwell.

No members were in attendance.

The minutes were approved as corrected.

The treasurer's report shows a balance of 19,044.78 dollars. This includes 760 dollars of undefined assessment collections. The check to Bonnie Bowens is ready to send.

An assessment update will be added as an addendum to the minutes prior to posting. Unanimous Consent.

Jennifer Barstad has offered to put all the mailing and assessment data on to an Excel format to make it a seamless document for the current and future boards. It will be cost effective long term.

It was moved that 250 dollars be allocated to collate the Email, address and assessment information. Unanimous Consent.

Lorelei report for the FireWise Committee. The contractor for the chipping project has had some issues and is running late. It will begin this week. According to Art's final report, we are modestly ahead of last year's participation. We are contacting Will Groves to find and identify the very best commons area to use as starter project. ODWF has provided a guide line for proceeding. If possible we will begin on Bear Drive.

It was move that we contract 4,000 dollars to begin the project as soon as possible. Lorelei will engage the best server for the most appropriate property. Unanimous Consent.

Lorelei will ascertain the access to the Red Fox easement remains unencumbered. Unanimous Consent.

Nadine will complete the work to insure the mail box area with the current agent. Unanimous Consent.

Lorelei has printed reusable signage for the mail box and iterates the Bulletin board needs a real cleaning up. She will build a new lockable cover and proceed with the work.

It was moved that 150 dollars be allocated for miscellaneous hardware. Unanimous Consent.

Jane will check lights to see if there is a way the motion sensor program will allow for the lights to remain on longer. She will look into the possibility of adding two more.

Nadine will meet with the Road Board to negotiate a proper and workable plan for maintaining the surroundings. Unanimous Consent.

Mary Cronkhite reports a current total of seventeen unused boxes.

The board tabled the discussion of the annual meeting and voted to call a 'one topic' meeting to cover the lengthy topic. Nadine will set date and time. Unanimous Consent.

Jane reported for the Legal Committee. Our council advised shortening the letter sent to owners in violation of the CC&RS. Jane will revise letters to accommodate. We are now in possession of the template the attorney wrote for this purpose prior to the passage of the ByLaws.

Council further advised some variants for the annual meeting. These will be noted at the 'one topic' meeting to be scheduled.

The legal committee is to discuss with counsel the difference between a 'hearing' to protect owner's privacy and an Executive meeting for the same purpose. And seek advise as how to proceed following one. Unanimous Consent.

The board members will send ideas prior to the 'one topic' meeting as to contents of annual meeting.

Nadine adjourned the meeting at 7:47

In attendance for the board: Nadine Ruth, Sharon Webster, Lorelei Mariana, Jane Bidwell.
Members in attendance: Robert Onyon, Suzanne Sills, Mary Buckman, Mel and Eileen Mills.

Nadine called the meeting to order at 6:32.

The minutes were approved as read. Unanimous Consent.

The treasurer's report showed a current balance of 18 284.78. The expenditures were a reimbursement for our Zoom membership. Bonnie Bowens submission for The Commons was not listed. Jane will contact, share, and follow this through.

The Firewise Task Force reported thirty six participants in the chipping program and chipping will begin May 24th. There will be free debris dumping at the dump for needles and cones May 22nd to June 5th.

All work, personal and contractual, can count toward our Firewise status. Please report hours and funds spent to Lorelei. This can involve any work completed in securing defensible space. This may be done by Email to her address in the website directory.

The UDRC funds have been allocated for this year. Lorelei will keep the neighborhood posted on the continuation of this program.

Lindsey advises us that more than ten of the owners, whose labels were missing in the last mailing, have, indeed, paid assessments. While a search for a solution to the riddle continues, it seems these owners did receive the first mailing.

Nadine reports continued growth on the Website functionality.

The board discussed the possibility of checking the locations and natures of code violations in the subdivision. We agreed that our interface should commence only when we are contacted, not the reverse. When contacted by a member, the board will commence action as defined in the ByLaws. Any owner will have his/her name protected during this process. This fosters the mediation process. Unanimous Consent.

The nature of the annual meeting remains attached to COVID-19. Nadine and Jane will consult briefly with our attorney. They will formulate a simple proxy form to use for both owner to owner and owner to board considerations. It will go with the letter. Unanimous Consent.

Owners who wish to run for a board position will send a letter of their intention accompanied by a brief mission statement to allow a ballot to accompany the annual letter. Two Email reminders will be sent prior to formulating a slate. The deadline for inclusion will be the June meeting on the ninth meeting. Unanimous Consent.

Jane will write a letter to be Emailed and posted to the website by May 20th. Nadine will post. Unanimous Consent.

Sharon and Lindsey will continue to pursue the label mystery. Nadine and Jane will do a virtual meeting with the attorney. They will begin with a template addressing violations, as three such complaints are now in our possession. They will attempt to get the 'cease and desist' letter prepared last year. Unanimous Consent.

The letter sent to the list of realtors earlier this year will be sent to those with posted signs on current lots for sale. Sharon will follow through. Unanimous Consent.

The meeting was adjourned at 7:45.