

DRAFT DRRH#6 POA MEETING September 17, 2019

In Attendance – For The Board – – Becky Strange, Nina Dille, Ali Schaal and Jane Hayhurst. 2019-20 Board Members – Joe Novak, Art Anderson, Julie Bolt, Cassandra Sheehan.

POA Members – Kari Novak, Duane and Linda Brolin, Bonny Bowens, Jess and Jen Lawrence, Mark Dille, Preston Orozco
President Becky Strange called the meeting to order at 7:04pm.

May 30th Meeting Minutes – Reading of the minutes were dispensed with. No corrections noted. Motion to approve the minutes as written – Moved and passed.

Treasurers Report – \$2632.51 is current balance

Unfinished Business –

Reimbursement request made by Nadine for Fire Committee exceeds the amount budgeted. Motion to table reimbursement for clarification of the expenditures. Moved and passed.

Turn Over to New Board – Becky will continue to conduct this meeting, Nina Dille will take the minutes for this portion of the meeting as well.

Becky Strange was nominated for President – moved and passed Joe Novak was nominated for Vice President – moved and passed Julie Bolt was nominated for Secretary – moved and passed Cassandra Sheehan was nominated for Treasurer – moved and passed Art Anderson was nominated for Member at Large – moved and passed

Art proposed that his fire committee be titled – Wildland Fire Interface Committee – moved and passed.

BECKY stated that we are subject to Open Meeting Laws 94.640 this includes executive sessions. All meetings are open to all owners. States that she would like all board members to become familiar with Chapter 94.

94.635 Association bylaws.

7) The method of calling meetings of the board of directors in accordance with ORS 94.640 (10) and a statement that all meetings of the board of directors shall be open to owners 94.640 Association board of directors; powers and duties; removal of director; meetings; executive sessions.

(8)(a) All meetings of the board of directors of the association shall be open to owners, except that at the discretion of the

board, the board may close the meeting to owners other than board members and meet in executive session to:

(A) Consult with legal counsel. (B) Consider the following: (i) Personnel matters, including salary negotiations and employee discipline; (ii) Negotiation of contracts with third parties; or (iii) Collection of unpaid assessments.

Committee Reports –

Common Area (by the river) – Bonny Bowens Grass seed will be planted this fall. Bonny will continue to act as caretaker for this area. Additional native plants, shrubs and trees were recommended for the area. Jane Hayhurst would like to purchase a tree for this area and will work with Bonny on this. Thank you to the Mills for the use of their water for our Common Area, also to Jennifer Gentry who has kept watch over the area.

Wildland Fire Interface Committee – Art Anderson

Reported on this year's projects/successes

Fire Fuel Reduction – Becky read Nadine's report

Bond Insurance for Mary Cronkhite Mailbox Administrator.

Motion made to Bond Mary Cronkhite. Moved and passed.

Next POA Board Meeting will be October 21, 2019 at the home of Julie Bolt, 54440 Elk Drive – 7:00pm

Open Floor Discussion –

Becky will be meeting with the contractor for the mailbox roof renovation. Bonny Bowens would like the new board to address the lock on the emergency gate on Moose.

Meeting adjourned at 8:09pm

Respectfully submitted – Nina M Dille DRRH#6

FIRE FUEL REDUCTION COMMITTEE REPORT September 17, 2019

FUTURE PLANS FOR PRIVATE LOTS

All Fire Department letters were received by the property owners by mid August. The next step is to do a follow up "walk" in May, 2020 to determine if work has been done. This will give property owners nine months plus post winter to have done fuel reduction on their lots. At this time another letter will go to owners who have done nothing. One neighbor who received a letter felt the wording was not strong enough so we may address that in the next letter. I will confer with Mike

Supkis as to what the Lapine neighborhoods have done in the past at this point in the process.

My plan is to round up volunteers to take charge of certain blocks. The blocks they take charge of do not have to be the one where they live. They will not be “policing” , just helping me with follow up. If anyone is interested, please contact me at nadinermail-hoainfo@yahoo.com

COUNTY LOTS UPDATE

Last week the County got the OK from all the affected agencies who need to approve the fuel reduction in the wetlands (ODFW, ODF, DSL, State Parks).

This was administered through the County Planning Department.

The pink markers around the neighborhood identify the property boundaries for the County owned lots. Three Rivers Tree Service plans to start work this week on these properties, weather dependent. They hope the work can be completed before ODFW seasonal restriction on December 1. The ODFW seasonal restriction has to do with disturbance of wintering deer and elk. ODFW’s support is required for them to sign off on projects in wetlands and it was a condition of their support. They asked that no work occur between December 1 and March 31.

The County Planning Department is working on a more streamlined process for privately owned lots. This is currently available in some limited circumstances.

DSL and ACOE identified some “no-go” areas for the streamlined process. Per Will Groves, Senior County Planner, the first step is to contact him with the property in question and that will be enough to start the conversation started. I will get the property information to him for our common area at the end of Bear Drive. This will be a good place to start the process.

CHAIN SAWS

As far as the use of chainsaws and fire watches in the south County area, ODF has what they call a ‘regulated use’ period each summer with an associated 1 pm shut down of chainsaws for the public. For this year regulated use was just

terminated for the year on Monday due to the wet weather.

COORDINATE COMMITTEES

It is important that Art Anderson and I coordinate plans as to who is handling what regarding fuel reduction. Last year was not well planned. Art, please let me know the best way to get in touch with you. That being said the information above spells out my plans for the Fire Fuel Reduction Committee. Follow up on Fire Department letters.

Get the process started for fuel reduction on the common area lot at the end of Bear Drive. We will then need to get an estimate of the cost. At this point I may make sense to turn the project over to Art to oversee the actual work. We can discuss that later.

Follow up with Will Groves and Ed Keith. I have asked both of them to keep me in the loop regarding changes to fuel reduction on County lots and changes to the regulations for fuel reduction on wooded wetland lots.

Submitted by Nadine Ruth, Fire Fuel Reduction Committee,
DRRH6

DRAFT DRRH#6 POA MEMBERS

ANNUAL MEETING AUGUST 24, 2019

In Attendance – For The Board – Becky Strange, Nadine Ruth, Nina Dille, Ali Schaal, Jane Bidwell POA Members – Bev Gordon, Terry Mero, Mark Dille, Cassandra Sheehan, Preston Orozco, David Hayhurst, Scott Brown, Jess & Jen Lawrence, Pat & Paul Messner, Bob & Diana Leith, Tenos Pete, Deb Wolf, Don Mitchell, Ron & Candace Sparks, Jim & Lorelei Mariana, Mel & Eileen Mills, Jim Mercer, Mary Cronkhite, Richie & Donna Grimes, Craig & Julie Heath, Shane & Caitlyn Gardner, Billie Ameika, Chris Strange, Kris & Jessica Porto, Tammie Reid, John & Bonny Bowens, Jeff Bailey, Tom Tongue, Joe & Karie Novak, George Williams, Julie Bolt, Duane & Linda Brolin, Art Anderson, Mark Lacy, Mike & Rynie Quan, Rick and

Betty Sticka, Kim Duyck, Suzanne Sills, John Thomas, Crystal Lathrop Burpee, Aaron Burbee, Rick Gulliford, Laurel Davis, Corinne Winkler, Wilson Bright.

President Becky Strange called the meeting to order at 10:23am and announced we had a quorum. She welcomed Everyone and introduced our guest speakers. Patti Adair – County Commissioner Scott Brown – LaPine State Park Ranger

Minutes – The minutes from the August 12, 2017 Annual Meeting were read and approved. The minutes from the August 18, 2018 Annual Meeting were read and approved.

Treasurer's Report – Current balance of \$3,787.22.

President's address to the membership – Productive year, established four separate committees, River Common Area Restoration, Fire Reduction, CC&R's/By Laws and Fire Task Force. A big thank you to members working on various projects. Update on mailbox roof, plan is to be done by the first snow. Upon review of insurance policies discovered no insurance on our common area properties, any claims would have gone against individual homeowner's policies. We now have insurance on all 17 common area properties. We also added the Treasurer to the Dishonesty Bond Policy.

Board Elections – Becky Strange introduced each of the candidates running for the board and asked for a second for each. She then asked if there were any additional nominations. Becky Strange asked Jane Bidwell if she wanted to be on the ballot, Jane declined. Given no additional nominations the list of candidates were as follows, Becky Strange, Cassandra Sheehan, Julie Bolt, Jen Lawrence, Joe Novak, Art Anderson. Each candidate gave a presentation.

Election Results – Becky Strange, Cassandra Sheehan, Julie Bolt, Joe Novak and Art Anderson

Committee Reports: River Common Area Rehabilitation – Bonny Bowens – Becky Strange Fire Reduction Committee – Nadine Ruth CC&R's/By Laws – Julie Bolt Fire Task Force – Art Anderson

Road Board Update – Chris Strange

Open Forum – The meeting was open for members to comment
Adjournment – 12:10pm

FINAL

Minutes of POA Meeting
DRRH #6 Parts 1 & 2
Thursday, May 30, 2019

In Attendance:

Board Members – Becky Strange, Ali Schaal, Nina Dille and Jane Hayhurst (remotely)

POA Members – Art Anderson, Eileen Mills, Mary Cronkhite, Suzanne Sills, Cassandra Sheehan, Jess and Jen Lawrence, Bonny and John Bowens, Kristy Vanwoerkom, Eddy Okulove, Sharon Webster, Bev Gordon Terry Mero, Shane Gardner, Caitlyn Gardner, Mark Dille

Becky called the meeting to order at 6:38pm

Becky explained that we dispensing with the oral reading of the minutes as there are 3 separate meeting minutes to review.

Copies of minutes were available for members to review.

Motion to approve minutes for February 6th meeting – moved and passed

Motion to approve minutes for March 6th meeting – moved and passed

Becky read minutes of April 15th meeting, motion to approve, moved and passed.

Treasurer's Report – Current balance – \$8225.59

COMMITTEE REPORTS –

Weed Abatement – No longer a committee with establishment of Common Area Improvement Committee.

Trespassing Signs –

Jane – concern is that to help protect our common areas against liability they be marked as private. 12×18 signs \$30-\$40 can be strapped rather than sticks. Particular concern is the meander up by Chapmans house. Kayakers take this and flip. She checked with County, no reason we can't post signs. Becky states that we do have insurance now on all of our common areas.

Discussion –

Question regarding what the sign would read – Private Property

Discussion –

Becky states we should speak with our insurance agent or an attorney, get definition of what we are liable for. They would have to prove we were negligent if they did get hurt on our property.

Jane concerned about people getting off the river and building fires/BBQ

Concerns about posting 14 signs.

Becky states we need to table this and investigate this further, Jane asked to send us pictures and costs of possible signage.

Nadine's Fire Committee Report read by Sharon Webster
(Highlights)

In process of identifying and taking pictures of properties in need of fuel reductions. Hope to have these to the LaPine Fire Department and UDRC by end of June.

Grey Owl information will soon be available to all owners as to what to look for/save as far as wildlife trees –etc.

Art Anderson's Fire Committee Report – (Highlights)

Spoke with Doug Johnson asst. Fire Staff for Deschutes County/BLM. Cannot put signs up for escape routes on Foster or Moose due to liability issues for BLM and Forest Service.

He did say he would put DRRH6 on priority for fire patrol as we are the #2 highest risk in the LaPine Rural Fire District.

DRRH6 Curbside Chipping Project is doing well, 60 owner's sign up and over 80 lots participating.

Bonny Bowens Common Area Improvement Project – Highlights
Nap-weed pulled, compose spread. Removal of dead willow and bitterbrush.

Water tank for watering. 75 plants planted so far, some donations from South County Garden Club along with chicken wire. Pergola has been repaired. Thanks to Mel and Eileen Mills for allowing us to use their water. Native grass seed planting is planned for the Fall. More improvements planned. See website for further information.

CC&R's & By Laws Committee – Highlights

Julie Bolt chair but not able to attend tonight.

Julie and Becky met with attorney. We asked are we legally required to amend our CC&R's or By Laws so they are consistent with Oregon Statues? No, if your documents are inconsistent the statues control. We are currently controlled by the statues.

How do we change CC&R's or By Laws?

CC&R's require 75% of all lots in DRRH6 voting

By Laws require 51% of all lots in DRRH6 voting, this change may be adopted at an annual meeting

Annual Assessments – not necessary to identify project or need prior to assessing.

\$25 can be assessed without this. This can change. If ample funds are in reserve, assessments can be suspended.

Can POA assess funds for road maintenance. Yes, has to be kept separate from Road Tax, decision to impose a special assessment for road maintenance can be voted on with majority board member approval.

Qualifications to serve on the board. Board members must be an owner or co-owner of a property within the association. If the owner is a trust or corporate entity then the person who has control over the trust or entity would qualify.

Non-profit corporation registration is now current, it had previously lapsed.

This needs to be filed annually and cost is \$100

How do we enforce our CC&R's and By Laws:

Assessments – Can either file a lien or send to collections.

Requires letter first to home owner.

Non-monetary violations, fences etc.

Oregon Law requires complaint to be filed within one year. If no complaint is filed within this time period the complaint is waived and the issue cannot be pursued.

More meetings scheduled.

UNFINISHED BUSINESS –

UDRC Donation, In the past we donated \$250, Nadine previously requested that we up the donation to \$500. Moved and passed

NEW BUSINESS

Insurance – on all common area properties now

Mailbox area – issues with people falling on ice. Mail person fell, no mail for 5+ days due to snow/ice issues.

Tenos Pete was asked to check into fixing this issue.

Received two quotes

\$3745, \$2200

Also need to make arrangements for that area to be plowed on a regular basis.

Motion to go with lower quote of \$2,200, moved and passed.

Safety Area Rock – Red rock area in common Area by the river would be likely place for helicopters

to land for emergency purposes. Need heavier rock for that area so the rock doesn't get picked up and thrown about.

Cost is \$700 per transfer rough estimate is we need two transfers totaling approximately \$1400. Discussion and concerns from Ali to make sure we kept enough funds in reserve, Becky would like to keep \$1500-\$2000. Discussion on the procedures for imposing an assessment.

Motion to budget \$1400 for rock for this area, moved and

passed.

Secretary Records – Request permission to shred old assessment payment records. POA files currently contain assessment payment records (copies of checks) going back at least as far as 2012.

Motion moved and passed.

Annual Meeting – date set for August 24, 2019

It was asked that we schedule the annual meeting earlier in the year. Suggested that this suggestion is brought to the new board at their first meeting.

Annual Meeting BBQ – Planned to have BBQ in the newly renovated Common Area, neighbors volunteered their Quick Shades, BBQ's. POA to provide hotdogs/hamburgers. Will ask members to bring sides or desserts. Members to bring their own beverages.

Becky asked for \$300 budget – motioned and passed

Nomination Committee for 2019/2020 –

Becky suggests sending out emails or notices ahead of time asking if anyone is interested in running for the board. This way ballots could be made up ahead of time leaving a few blanks for last minute nominees. Becky and Nina will work on this.

Open Floor Discussion/Comments –

It was suggested that we asked the Fire Department to bring an engine to the annual meeting.

Meeting adjourned: 8:35pm

POA SPECIAL BOARD MEETING

April 15, 2019

FINAL

IN ATTENDANCE:

FOR THE BOARD: Becky Strange, Ali Schaal, Nina Dille,
Jane Hayhurst (remotely).

HOME OWNERS: Duane and Linda Brolin, Harvey Cannon, Julie Bolt, Jess Lawrence, Chris Strange.

9:01am – Meeting commenced

Becky announced that this meeting was being convened for the sole purpose of attaining board approval for funds to consult with an attorney regarding the CC&R's and the By Laws compliance with State Code.

Becky introduced Julie Bolt (retired attorney) who is on the CC&R/By Law's committee and has offered guidance in this matter.

Julie Bolt stated that the purpose of the meeting with the lawyer is not to change anything at that time but to ask if our CC&R's and By Laws are in compliance. If they are not, they will ask what do we need to do to be in compliance.

Harvey Cannon asked – compliance with Deschutes County or the State of Oregon?
Julie – compliance with the State.

Julie stated that she spoke with the attorney who took over for Winn Francis (previous attorney used by our POA). Hourly rate is \$320. Julie estimates that they (Becky and Julie) will probably need to meet for 1-2 hours.

Becky – motioned for approval of \$640 to speak with the attorney.
Ali seconded. Motion moved and passed.

Meeting adjourned at 9:10am

Final MINUTES POA BOARD MEETING MARCH 6, 2019

IN ATTENDANCE: For the Board: Becky Strange, Nadine Ruth, Ali Schaal, Nina Dille Homeowners: Duane and Linda Brolin, Joe and Karie Novak, John and Bonny Bowens, Mark Dille, Chris Strange, Art Anderson, Jess and Jen Lawrence, Bob and Diana Leith, Cassandra Sheehan, Preston Orozco, George Williams, Julie Bolt, Lorelei Mariana, Caitlyn Gardner, Shane Gardner, Suzanne Sills, Jon Thomas. Becky called the meeting to order at 7:03pm Becky addressed members prior to continuing with meeting agenda:

[Click here to view meeting minutes.](#)

POA SPECIAL BOARD MEETING FEBRUARY 6, 2019

Final

IN ATTENDANCE:

FOR THE BOARD: Becky Strange, Nadine Ruth, Nina Dille

HOME OWNERS: Lorelei Mariana, Mark Perez, Mary Cronkhite, Rhonda Bech, Jeff and Nancy Little, Duane and Linda Brolin

7:00pm – Meeting commenced

Becky announced that this meeting was being convened for the sole purpose of establishing a fire committee for DRRH6.

Becky makes a motion for the establishment of a fire committee and asked that the POA Board Vice President (Nadine Ruth)

be the POA board representative on the committee. Motion moved and passed.

Becky asked who would like to be on the committee:

Lorelei Marianna, Jeff and Nancy Little, Roberta Bech, Mary Cronkhite, Mark Perez, Jen Lawrence and Nina Dille.

Becky stated that the committee would decide who would decide their positions for secretary and chair.

Becky adjourned meeting at approximately 7:15pm

Nadine and volunteers met together and scheduled a future meeting on February 12th, 3:00pm at the home of Lorelei Marianna.

JANUARY 8, 2019

In Attendance:

For the Board: Becky Strange, Nadine Ruth, Nina Dille and Jane Hayhurst (remotely).

Homeowners: Chris Strange, Mark Dille, Bob and Diana Leith, Mary Cronkhite, Donna Bergmen, Dena Teela, Pam Maxwell, Eileen Mills, Sharon Webster, Mark Perez, Lorelei Mariana, Jeff and Nancy Little, Shelley Miesin, Mike Miesin, Caitlyn Gardner, Shane Gardner, Tenos Pete, Duane and Linda Brolin, Kristy Vanwoerkom

The meeting was called to order by President Becky Strange at 7:04PM

Nina Dille read the minutes of the October 9, 2018 meeting.

Motion to approve, Seconded, Passed.

The treasurer's report shows a balance of \$11,212.49

UNFINISHED BUSINESS

Weed abatement – There is no update on weed abatement at this time.

Common Area Pergola and Common Area Improvements –

The Pergola repairs are still under discussion as to whether or not it should be just taken down or repaired.

The previously proposed Common Area Improvements – The board has not been able to find contractor to do the desired improvements for the money allotted. Many members spoke up stating that they were opposed to spending funds on this – see New Business.

The lighting at the mail boxes has been installed. It was vandalized once but has been repaired. General consensus of the members present is that they appreciated having the lighting there.

Don Chapman's area map has been updated and uploaded to the website.

The letter to the property owners in Unit 2 has been written, these will be mailed once we can verify that the assessment amounts owing are correct.

The annual audit is complete and showed no inaccuracies. Becky and Nina are working on creating a Welcome Letter for newcomers to our neighborhood. We are not always aware of newcomers, if you have a new neighbor please let us know. Nina is working on creating a new spreadsheet for the DRRH#6 properties. This is a work in progress. In the mean while the current spreadsheet can and is still being used. There are several homeowners past due on their assessments. Letters will be sent once amounts owed are verified. Becky mentioned that some accounts have large amounts past due. Past due accounts are approximately \$4000 in arrears.

Jeff Little, Board President in 2016, stated that he thought there was a cap of \$100, per lot. Further discussion this cap was in reference to that board prior to sending assessments letters for 2018 dues, they were only including pass due amount for 2010, 2012, 2013, 2015. The current spreadsheet does not reflect this.

Delinquent accounts: work toward collection of past assessments from 2010 forward (\$100 max/lot) from the October 17th, 2016 minutes

NEW BUSINESS

The board met at an executive meeting regarding a complaint by fellow property owners about possible county code violations on certain properties. The board determined that there is sufficient evidence to warrant sending letters to the

property owners concerned. Motioned, moved and passed. Mark Perez made a proposal that the board take an affirmative stance in promoting fire safety in the neighborhood. He requests that one of the 5 member of the board take an active role in this. There will be a special board meeting held on February 6th at 7:00pm at 16284 Whitetail (Becky's house). This meeting is for the sole purpose of forming a committee for this and is open to all members. It was reiterated by members present that they do not want large amounts of monies spent on the common area by the river. They would prefer the monies be spent toward making properties fire wise or perhaps a bus shelter for students by the mailboxes.

It was mentioned that the roof on the mailbox area has design flaws. In the winter months the run off freezes right where you stand to access your mailbox. This is a safety hazard.

It was suggested that better notice be given for meetings.

It was moved that the meeting be adjourned, seconded and passed.

Adjournment at 8:20pm