

Minutes of May 11, 2022

Nadine called the meeting to order at 6:36

Present for the board: Nadine Ruth, Denis Hijmans, Lorelei Mariana, Jane Bidwell

Members present: Mel and Eileen Mills, Josh Porter, Robert Onyun, Nichole Jones, Sharon Webster, Scott McLean, Jim Mariana made a cameo appearance

The minutes of the April 11, 2022 meeting were approved as read. Unanimous Consent

The treasurer is still working on the addition of of the September accounts. Our current balances are reported by Nadine as a few dollars short of 8,000 dollars in the Emergency/fuel reduction account and 16,005.64 dollars in the checking account.

Lorelei reported the fire chief was not terribly worried about small propane tanks in our unattended trailers.

She is in need of volunteers to attend some community meetings. These are daytime events for the most. They are our connection to the greater Three Rivers community. Anyone with an interest in our environment, the river, or our fire safety may contact her at her address on the Website. If you know of people interested In these issues, please spread the word.

The South West Transfer Station is accepting, for free, yard debris from May 21 until June 4. Their hours are 8 to 4, Wednesday to Saturday.

No money was allotted for the wood chipping program this year. The Agency had no funds.

Nadine is preparing a document of FAQs. These will hopefully answer questions for owners, prospective owners and realtors. Her original document will include new county information on fencing.

Moved. Nadine will edit and send by Email a FAQs document showing definitions of the board's interpretation of our current CC&Rs and ByLaws for information to, and responses from, the community. This will also be added to the Notices tab. When completed it will be revised by attorney into an official Rules and Regulations document. It will be posted to Website under Resources as official document and Emailed as same. Unanimous Consent

Jane presented the legal committee's report from Allison. Case A has been turned over to attorney, as is all contact. Case F. Is with the attorneys. Added elements are the exclusion of the word 'pedestrian' and the inclusion of the coverage of all board legal expenses. We have not heard the response.

Moved. When fines associated with CC&RS violations reach 5,000 dollars, a lien will be sought. Further action would include foreclosure. Unanimous Consent

Nadine reports the county considers the rental of lots as campsites as a commercial enterprise in our zoning area, and therefore not allowed in DRRH6. We are a RR-10 Zone. See DCC 18.60.030. DDC 18.116.095.

Jane will add addresses to the older cases cited for CC&RS violations.

Nadine has gained control of our website anomalies. Please check for new information.

Jane has completed the Welcome Letter. It will be sent automatically to new owners. Nadine and Ali will send it to owners new to the community in the last year.

Sharon is, and will continue to send letters to realtors as homes show up on Zillow and Redfin and to those that show up on our streets.

The meeting was adjourned at 7:37

Board meeting February 8, 2022

Nadine called the meeting to order at 6:02.

In attendance for the board: Nadine Ruth, Denis Hijmans, Jane Bidwell.

Members present: Corrine Hackbart, Wilson Bright, Mel and Eileen Mills, Sharon Webster, Dennis King, Robert Onyon.

The board adjourned to executive session with the attorney at 6:07.

The board resumed the meeting at 6:35.

A motion was made to advise the Attorney the POA wanted a tripartite agreement to a clear easement of approximately ten feet, based on a survey, and legal fees incurred covered. It would be a board based settlement. And a document provided to board prior to any final vote. The language of the motion was questioned and cancelled to be restated.

A motion was made to have our attorney provide a clear and complete proposal from the opposing attorney for the board to pursue in print. The motion passed with Jane Bidwell abstaining.

The minutes of the last meeting were approved as read. Unanimous Consent.

The treasurer's report showed a total of 14,808.39 dollars from January 22, 2022 forward. A paid invoice to Matt Schaal of 600.00 dollars for mailbox snow removal. And an invoice to Lorelei Mariana for 62.94 dollars for the completion of the bulletin board. An assessment deposit brought the final total to 15,856.93 dollars.

Lorelei has remitted the grant proposal and is awaiting an answer.

Jane reported on the current status of the violation letters. There is reported and possible violation in Case A. Nadine will explore and report back prior to the issuance of a fine invoice being sent. All other cases are resolved or in abeyance until March 31, 2022. Jane will send reminders of this date to the unresolved cases. Unanimous Consent.

The meeting was adjourned at 7:00.

Board meeting number two February 14 2022

In attendance for the board: Nadine Ruth, Lorelei Mariana, Ali Schaal, Denis Hijmans, Jane Bidwell.

The meeting was called to order at 6:41.

The minutes of the prior meeting were approved as corrected. Unanimous Consent.

All old and new business was tabled until the Marc meeting.

Jane will Email both motions to Alison Huycke. Unanimous Consent.

The meeting was adjourned at 6:48.

Board meeting February 14, 2022

Nadine called the meeting to order at 6:33

Board Members present Nadine Ruth, Lorelei Mariana, Jane Bidwell, Denis Hijmans

The minutes were approved as read. Unanimous Consent.

A motion was made to advise Alison we want a surveyed easement of ten feet, assured by owner and title company. Additionally we want our legal fees associated with the work required to this time and going forward covered by the other parties. We want her opinion of this as a board settlement based on best business practice. Unanimous Consent.

Old and new business tabled until March meeting.

The meeting was adjourned at 6:37

Board minutes March 9, 2022

Nadine called the meeting to order at 6:37

Board members present: Nadine Ruth, Denis Hijmans, Ali Schaal, Jane Bidwell

Members present: Sharon Webster , Mel and Eileen Mills

The minutes of the last meeting were approved as read. Unanimous Consent.

The treasurer's report was tabled until the April meeting. Unanimous Consent

Nadine will meet with our treasurer this week.

Jane presented the updated status of the violation cases.

Case A. Having been advised that the current unit does not comply with the CC&RS and refusing to acknowledge or present a remediation plan, the owner continues overnight use. In invoice will be sent for fines due for the month of February and will be followed for continued use in March if the use is not discontinued or a plan signed and implemented. Jane will send. Unanimous Consent.

Case B. The issue has been addressed by owner. Barring other issues, case resolved.

Case C. Owner has contacted user of trailer. Signed off on 30/30 usage, and will monitor. Case resolved.

Case D. The owner will be sent an Email reminding her that a remediation plan needs to be approved by the end of the month. They have partially completed this through explanation but the over all plan has not been completed. Unanimous Consent.

Case E. The property has been sold. The living unit removed. The electrics and other county violations resolved. The new owner is cleaning out the remaining debris. Case resolved. Unanimous Consent.

Case F. The board will reply to our attorney indicating: an surveyed easement of 8'8', the POA has no maintenance or policing committee, the ingress and egress is the nature of the easement but can not restrict the nature of that (bicycles, scooters et al). Trespass is not board issue, but the easement is for owners and guests only. The attorney's fee to date and future are covered by the agreement. We need to complete this quickly. Unanimous Consent.

Case G. Jane will send a reminder to update the county permit. Unanimous Consent.

Ali will review some perceived errors in last years billing. There seem to be inconsistencies involving property transfers in 2021 and 2022.

Lorelei will get board members the lock code to the bulletin board .

The meeting was adjourned at 7:27.

Board Minutes April, 11, 2022

Nadine called the meeting to order at 6:33

Board members in attendance: Nadine Ruth, Lorelei Mariana, Jane Bidwell

Owners in attendance: Robert Onyun, Kyle Shortsleeve, Shane and Caitlyn Gardner, Sharon Webster, Kristy VanWoerkom, Scott McClean.

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

The treasurer's report was approved as presented. Unanimous Consent.

The following will be resolved by the May meeting: the prior months update, the final line item for the bull item board, and the inclusion of FireWise mailing. Unanimous Consent

The FireWise task force reported the grant we had applied for was denied as other areas were in more dire straights. We will continue to search for other monies. They are also in need of volunteers in several ares.

The committee has submitted a request for permits to engage in habitat enhance project on the Bear Drive Common Area.

There is free dumping of landscape cleaning residue at the landfill through the end of May.

Jane will write a letter to new residents to encourage them to engage with the community through the FireWise Task Force and other events. Unanimous Consent.

Lorelei will explore the Scouting training camps as possible help for FireWise activities.

A motion was made to automatically send monthly additional invoices for CC&RS infractions to follow any letter sent and unanswered. Unanimous Consent.

The June meeting will be devoted to planning and initial work for the annual meeting.

The date of the annual meeting will be August 27, 2022. Unanimous Consent

The board will meet for a field trip to entertain mail box remediation.. Nadine will organize as soon as possible. Unanimous Consent.

Cases added to violation list:

Case H. Letter of violation of use of county land and non permitted building. Jane will make contacts.

Case I. Multiple trailers used on single lot and latrine

Case J. Active outhouse

Case K. multiple trailers...some not road worthy.

CaseL. Outhouse

Jane and Nadine will visit site of Case K.

The board will begin work on a Rules and Regulations document to clarify and add definitions in the CC&RS, and then add the POAs restrictions on Common Areas. The last step will be any addendums. Unanimous Consent

Items discussed were lighting, Scenic Water restrictions applicable, Rural Assessable dwelling Units, and unpremeditated red flagged lots.

The meeting was adjourned at 7:50.

July 13, 2022 Board minutes

Nadine called the meeting to order at 6:35.

Present for the board. Nadine Ruth, Ali Schaal, Denis Hijmans, Jane Bidwell.

Owners present. Kristy VanWoerkom, Robert Onyun, Melissa and Corbin Lantz, Josh Porter

The minutes of June were approved as read. Unanimous Consent.

The treasurer's report was approved as presented. Currently the checking account is showing 8,600.00 dollars. The fuel reduction and contingency account is just under 12,000 dollars. This includes debits of \$874.00 for board insurance, and \$500.00 to the UDRC. Jane will call Bonnie for clearer receipts for common area expenses. Unanimous Consent.

The FireWise committee continues to get sign off from several agencies for fuel reduction on Bear Lane Property. They are also exploring additional Neighborhood Grants.

The settlement for Case F was approved pending insurance company accepting our legal expenses up to 7,900.00 dollars and an acceptable legal description of easement. Unanimous Consent.

The Snow stops, gutter, and down spouts are installed at under the projected cost.

It was moved to include any needed ice melt material at discretion of contractor as part of mailbox expense. Nadine, Ali and Jane voted to approve. Denis voted Nay. Approved.

We are still seeking a complete slate for ballot. The mailing must go out Monday. Robert Onyun has volunteered.

Nadine will configure protocol for picking up the ballots for the county properties.

It was moved to hire Justin and Sophia to stuff the envelopes under Nadine's supervision at \$200.00. Unanimous Consent.

The outcome of Case F will be added with address to the annual meeting agenda at suggestion of attorney.

Meeting adjourned at 7:35.

July 13, 2022 Board minutes

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Present for the board. Nadine Ruth, Ali Schaal, Denis Hijmans, Jane Bidwell.

Owners present. Kristy VanWoerkom, Robert Onyun, Melissa and Corbin Lantz, Josh Porter

The minutes of June were approved as read. Unanimous Consent.

The treasurer's report was approved as presented. Currently the checking account is showing 8,600.00 dollars. The fuel reduction and contingency account is just under 12,000 dollars. This includes debits of \$874.00 for board insurance, and \$500.00 to the UDRC. Jane will call Bonnie for clearer receipts for common area expenses. Unanimous Consent.

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The settlement for Case F was approved pending insurance company accepting our legal expenses up to 7,900.00 dollars and an acceptable legal description of easement. Unanimous Consent.

The Snow stops, gutter, and down spouts at the mail box are installed at under the projected cost.

It was moved to include any needed ice melt material at discretion of contractor as part of mailbox expense. Nadine, Ali and Jane voted to approve. Denis voted Nay. Approved.

We are still seeking a complete slate for ballot. The mailing must go out Monday. Robert Onyun has volunteered.

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The outcome of Case F will be added with address to the annual meeting agenda at suggestion of attorney.

Meeting adjourned at 7:35.

The meeting was called to order at 6:32

Present for the board. Nadine Ruth, Ali Schaal, Lorelei Mariana, Jane Bidwell, Robert Onyun.

Owners present. Clint and Lani Emerson, Aaron Allen, Kristy Vanwoerkom, Scott McLean, Sharon Webster, Jim Mariana.

The minutes of the September meeting were approved as read. Unanimous Consent.

The treasurer's report showed no monies out going and income of \$245.00 of 2023 assessments. Approved as read. Unanimous Consent.

The FireWise Committee has set a goal of beginning the Habitat Enhancement project this spring. The first area will be the the large POA lot at the base of Bear Lane.

It was moved that Ali will send the formalized Rules and Regulations documents along with the neighborhood Welcome Letter to all venues currently receiving the initial mailing. Unanimous Consent.

The Accounting Review has been completed with no amendments and filed.

Nadine announced that no property in the subdivision was on the county sale listing.

Nadine has asked our treasurer to take on the task of compiling the past due assessment letters, compiling the interest due, and mailing. She will be paid \$45.00 an hour for this task only. Nadine stated this as a motion. Unanimous Consent.

The legal committee met with Alison Huycke and the office's HOA expert Craig Edwards .

A motion was made to have the Legal Committee get an estimate from Frances Hanson to facilitate CC&RS letters following the initial letter of alleged complaint remaining unanswered. The second letter involving fines and hearings would come from their office. Four affirmative votes Robert Onyun abstained.

The attorney will be asked as to how to best balance 'complaints only' policy with perceived targeting.

It was moved that on receipt of the formalized Rules and Regulations they will be mailed to all owners. Unanimous Consent.

It was reported by an owner that the stop signs at Caribou and Mule Deer are being ignored and ignored at high speeds. The board asks owners to be careful and slow down. The Sheriff will be called to flag the issue.

Robert is sending out three letters to newly for sale properties.

An owner has reported trespass and hunting on a POA property. This will be reported to the Sheriff, Fish and Game. Signs will be placed as per vote to halt all forms of shooting on POA property this spring.

The meeting was adjourned at 7:33 by unanimous consent.

MINUTES OF JUNE, 8, 2022. DRRH6

The meeting was called to order at 6:30 by Nadine Ruth.

In attendance for the Board: Nadine Ruth, Denis Hijmans, Ali Schaal, Lorelei Mariana, Jane Bidwell.

Members present: Alyisia Cohen, Sharon Webster, Dennis King

The minutes were approved as read. Unanimous Consent

The Treasurer's report was approved as read. Unanimous Consent.

Moved to make the Treasurer's Report available to owners by request, as website is open to public. Unanimous Consent.

FireWise reports that county Forest Service funds for chipping are unavailable this year.

Currently, our IFPL level is one. Chainsaw use is unrestricted as long as user remains in area of use an hour after use is ceased.

Lorelei will attempt to find a contractor and an estimate for chipping in neighborhood and Jane will write Email to advise owners if project is possible. Unanimous Consent.

Legal committee updated case reports. Two currently in hands of attorneys. Five resolved. One deleted. One waiting response with in allotted time frame. Three still in research stage. One letter pending.

Ali reports that fifteen properties are showing that assessments were not included in the last mailing. Mostly multiple lots billed as single entities. She will review.

Those will be sent 2022 billing, late fees and interest subtracted, and corrected for 2023 assessments. Unanimous Consent.

Ali will send Welcome Letter to title companies for inclusion in new owner information when Escrow Demands are sent to her. Unanimous Consent.

Ali has made contact with two companies for quotes for gutters and snow stops at the mail boxes.

If the quotes come in under 1,500 dollars we will proceed. Unanimous Consent.

The fuel reduction funds and emergency funds voted in last year's budget will be moved to savings. Unanimous Consent.

The annual meeting will be on Hayhurst's lawn. The time will be moved to 11:00 AM. Zoom attendance will be provided as an option. Ballots will be mailed with stamped envelopes and proxy forms and be due by the day of meeting. The board reserves the option of conducting the meeting by Zoom in its entirety if the situation warrants. Box lunches and options will be provided. RSVPs required. Unanimous Consent.

Nadine will contact FireWise, Commissioner's, or Land Use Planning for speaker. Unanimous Consent.

The meeting was adjourned at 8:28. Unanimous Consent

The meeting was held at 54611 Silver Fox Drive at 11:00 August, 27, 2022.

Nadine Ruth called the meeting to order at 11:14. The Zoom feature was attached and functional. Nadine established a quorum and announced it met. There were no objections. Quorum achieved. There were 171 ballots submitted. They were counted by Roger Ruth, owner, and validated by Ali Schaal, board member

Board Members present: Nadine Ruth, Tom Tongue, Lorelei Mariana, Alt Schaal, Jane Bidwell.

Members present: Via Zoom: Sandy Johnson, Peggy and Larry Linville, Robert Onyun, Jill Houlette, Marcie Lund. In Person: Nik Goertzen, Jack Reynolds's, Larry Prill, Tom Geronimo, Trish Burton's, Mary Buckman, Mark Lacy, Russ and Tammie Reid, Sharon Clark, Vern and Elaine Gingerich, Harvey Cannon, Sienna Pauline, Clint and Allandra Emerson, Janice Thomas, Kristina Mayes, Issac and Millie O'Casey, Jim Mariana, Jerry Gilmore, Mel and Eileen Mills.

Kathy DeBone joined us as a welcome guest.

Commissioner Tony DeBone was announced as our Speaker. He covered myriad topics.

Continuing concerns about wetlands will involve lot consolidation, foreclosures, possible gifting to HOAs, county consolidating adjacent lots for sale and active recognition of the ongoing issue.

He provided the address, <http://www.deschutes.org/road/page/transportation-system-plan>, as a place to advocate for and learn about the county road paving plan.

The state has approved ADUs on lots over two acres. This will increase density in South County.

Vacation Rentals are becoming an issue. Numbers are not defined, room taxes need pursuing. The rapid growth has outpaced the control. Some of this was a response to fire housing, homelessness, and short term rentals.

All of these in combination, along with climate variations are stressing water. Work with county is ongoing, but the river is a state controlled issue and the efficacy of county regulation is severely limited.

The minutes of the 2021 Annual meeting were approved as corrected.

The final annual fiscal review will be available by owner request October. It will not be posted for privacy concerns with the open nature of the website.

As there were but five candidates on the slate, the quorum achieved and the ballots counted twice, the new board consists of Nadine Ruth, Robert Onyun, Lorelei Mariana, Ali Schaal, and Jane Bidwell. No Objections.

There is information on noxious weed removal at <http://www.deschutes.org/road/page/noxious-weed-program>. It was suggested the community form a committee to benefit our neighborhood.

The board will repost the gate codes for the vehicle and man gate on Mountain Sheep.

Ali and Nadine will be working on the late invoice notices to be sent in April.

Jane Bidwell entertained the comments on the printed material provided to owners.

There was a firm consensus that striating the assessments in accordance to land use was not a consideration.

Jane Bidwell worked through sections of the FAQs, after explaining that these were going to be formalized into a Rules and Regulations document. This would provide a more flexible document to define and explain the terms of the CC&RS and ByLaws. It could be changed by a vote of a future board by a vote, but it carries policy from one board's term to another, creates a platform solid and intact but allowing individual planks to change with time.

The first section involved rules not mentioned in the CC&RS. The board would use its management responsibility to make the common areas closed to all forms of hunting and any use of weapons. Currently the whole of the subdivide is closed to shooting, which is defined by county law as 'guns'.

Owners discussed the difference between a fence and a screen. Such a distinction will need defined.

Owners agreed with defining thinning and clearing red flagged lots as obnoxious and offensive.

Owners felt in necessary to add an 'power outage exclusion to generator operation referencing the same paragraph.

The new board was installed.

The meeting was adjourned by the new board at 1:14.

Board Meeting January 12, 2022

Nadine called the meeting to order at 6:37.

In attendance for the board: Nadine Ruth, Ali Schaal, Lorelei Mariana, Jane Bidwell.

Members in attendance: Mel and Eileen Mills, Robert Onyun and Jumper, Dennis Hijmanus, and Kristy Van Woerkom.

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

Nadine presented an overview of the treasurer's report. It showed \$ 4,629.67 in assessment income, and \$190.00 in mailbox income. Expenditures of \$3,222.33, including \$200.00 to Kathryn Debone, a \$30.00 bank Service Charge, \$2,345.00 to Francis Martin attorneys , \$438.98 to Costco (this covers FireWise postage, printer ink, ink pads and envelopes much of which will be used for future mailings.) an additional \$48.00 to Books and More for printing. This leaves \$14,808.39 in the checking account and \$7995.30 in the fuel reduction and emergency accounts. The accounting was approved by Unanimous Consent.

Dennis Hijmanus was presented to the board as a new board member by Nadine. Unanimous Consent.

Susan McIntosh was presented to the board as a non voting member and acting Treasurer. Unanimous Consent.

The safety at the mail box area was discussed. Ali will purchase Ice Melt and apply. Unanimous Consent.

Lorelei updated the FireWise task force. Of the mailings concerning the grant proposal, 125 lots have indicated interest. 13 declined as not necessary, and 6 were in need of further clarification. Initial conversations with the contractors indicate costs of about \$1,700 a day. She suggests writing the grant at the maximum of \$75,000. Unanimous Consent.

Lorelei will also. Attend the UDRC meeting to ascertain whether the \$500.00 grants and chipping will continue next year.

Jane summarized the violation cases. Case A. The owner will be fined should any overnight use of the unit is made following the January 1 , 2022 deadline. Case B. No one is using the lot as a residence and further inspection of remaining units will be made March 31, 2022. Case C. Adjudicated. Case D. A letter with a final proposal of remediation due March 31, 2022. Work has begun , but total plan yet approved. Case E. The lot is pending sale and is contingent on the remediation of all issues. The building removed, electrical remediated, and the septic issue resolved. This should be prior to the March, 31, 2022 date. Should the sale fail, the fines will be issued as of that date. Case E. Jane and Nadine have met, and are meeting again to reach a settlement for the easement. Our attorney continues to work with them.

Jane and Nadine will contact the attorney about possible tax liability.

An Email will be sent to members to collect opinions of members as to deer and elk hunting in the park. At that time the board will write the park management with the sub division's consensus on rifle and bow hunting in the park proper. Unanimous Consent.

The meeting was adjourned at 7:22....some nonsense about crab. Unanimous Consent.

Minutes September 11, 2022

Nadine called the meeting to order at 6:33.

Present for the board: Nadine Ruth, Lorelei Mariana, Ali Schaal, Jane Bidwell

Owners Present: Jerry Gilmore, Tina Meyers

The board named Nadine Ruth President, Lorelei Mariana Vice President, Ali Schaal Secretary, Jane Bidwell Corresponding Secretary, and Robert Onyun Member at Large. Unanimous Consent.

The necessity of finding and owner or business to fix the existing glitches in the website was named a priority. Unanimous Consent.

Nadine will pursue options. This was in direct conflict of early proposals to get some of the work off her plate. But thank you.

The minutes of August were approved as read. Unanimous Consent.

Our Treasurer is out of town. Nadine reports balances of 10,042 in checking and 11,996 in exigency accounts.

Print out of the expenditures will be available on written request in October.

Lorelei encouraged owners to take advantage of a class on fire assessment offered this weekend by UDRC.

She also advised they have a program for low income and SSI qualifiers to provide money for fire related clean up. The information will be posted to the Website, bulletin board and emailed to encourage the greatest possible audience. Jane will write a cover letter based on the official information.

The accounting review will be completed in October.

Jane and Nadine will remain as Legal Committee. They will meet with attorney to have the FAQs rendered as a Rules and Regulations document. Unanimous Consent.

The CC&RS cases were reviewed. Two are with the attorneys, eleven have been resolved with remediation, and three are under review. Two new complaints have been received. Nadine's initial response will be to register County code Violations. Both involve trailers/units misplaced on lots and non permitted drive ways.

The board, ahead of the rules and regulation documents voted to allow the thirty day on and off provision for RV usage on recreational lots. Unanimous Consent

The board voted to disallow the county 'temporary use ' permit. Unanimous Consent

The board discussed the long and short term rental situation. In terms of the POA, the owner is responsible for any and all behaviors resulting from renters. They may be fined for any usage that violates the CC&RS. Tents, trailers, fires, noise, et al.

Jane will prepare a blanket letter to that effect. Unanimous Consent

The meeting was adjourned at 7:45