

October 17th, 2016

Board members present: Jeff Little, Mary Buckman, Vern Eastburn, Don Chapman, Ali Schaal

Guests: Lynne Ferrell, Nadine Ruth, Eileen Mills, Nancy Little, Dena and Don Teela, Connie Eastburn, Mary Cronkhite, Mark Perez, Duane Brolin, Ryan Latter, Walt Fuhrmann, Kristy VanWoerkom, Eddy Okulove

The Meeting was called to order by President Jeff Little at 6:05 PM.

Renaming: The organizing documents refer to 'Property Owners' rather than 'Home Owners' and given that many lots do not have homes on them, we will use Deschutes River Recreation Homesites Unit 6 Property Owners Association (POA).

Minutes: The minutes of August 29 were approved unanimously after a motion by Jeff and second by Don.

Treasurer's Report: Ali distributed the Treasurer's report showing we have about \$7300 in the checking account. Mary Cronkhite and Mel Mills conducted the Annual Audit. The audit passes, with suggestions that we have two signers for checks, have records of the assessment payments available during the audit, and use a debit card for transactions. Ali will follow up on getting Jeff as a signer at the bank and look into a debit card. It was moved by Mary, seconded by Vern to accept the audit report. It passed unanimously.

Emergency Community Outreach Committee: Don introduced Lynne Ferrell (softwindlyn1@aol.com) who spoke about building community by creating a system to help each other in emergencies. She has talked to numerous neighbors and is

beginning a process, making contacts with agencies, that can help people and is hoping to build a network of relationships. Just saying “Hello” is a big step. She has extensive background and training dealing with aging and is inviting folks to participate. It might be a line item on each Board agenda and on the Website. Nadine Ruth and Mary C offered to work on it. A prominent concern is during snow removal.

New Website: Tricia Smith is working on a new website (drr6.com) and the Board has reviewed an initial version. While the POA is responsible for the website and its content, there will be a tab for the Road District to post their minutes and officers.

Political road signs: Neighbors have expressed concern about political signs in inappropriate places. Most at the meeting felt the current signs were not overwhelming or inappropriate and we will deal with signs if they become a problem. A sign nailed to a tree was taken down. Realtor signs at this point are more clutter.

Board priorities for this year: We reviewed the list from the August meeting to identify ideas to try to complete. Ideas that rose to the top, for the present are (alphabetic, not in priority order):

1. CC and Rs enforcement: Assist when the Board can, do not respond to anonymous complaints, use the County enforcement tools when possible
2. Delinquent accounts: work toward collection of past assessments from 2010 forward (\$100 max/lot)
3. Fire prevention: work to improve situation on POA owned lots, work with Oregon Department of Forestry and other agencies to get help.
4. Hang tags for park: ensure it is properly signed, contact a towing company, and make a ‘friendly’ note to put on windshields.
5. Web page: continue with the update
6. Weed abatement
7. Welcome letter: develop and distribute to new arrivals

Volunteers are needed to help accomplish these tasks but we do not have a good way to maintain a volunteer list. Nancy Little and Kristy VanWoerkom volunteered to help. For lot clean-up, we will need neighborhood sweat equity.

The next meeting will be January 17th, 2017 at 6PM at Ali Schaal's home (Mule Deer).

The meeting was adjourned at 7:15PM.

Submitted by Mary Buckman, Secretary.

August 29, 2016

Board members present: Jeff Little, Mary Buckman, Vern Eastburn, Don Chapman
Guests: Mel and Eileen Mills, Jess Lawrence, Jim Stelzer, Bill and Camilla Emmons, Connie Eastburn, Paula Livingston, Kristina Mayes, Sharon Webster, Mark Perez, Terry Mero, Clint Springer, James Silcox, Mary Cronkhite, Katie Rowlett-Springer, Nancy Little

Katie Rowlett-Springer called the meeting to order at 6:04 at the home of Jeff and Nancy Little.

Elections: Mary Buckman nominated Jeff Little for President; Don seconded; he was unanimously elected. Jeff nominated Don for Vice President; Mary seconded; he was elected unanimously. Mary nominated Ali Schaal for Treasurer; Don seconded; she was elected unanimously. Jeff nominated Mary Buckman for Secretary; Vern seconded; she was elected unanimously.

Minutes: Minutes of the June 13, 2016 Board meeting were approved.

Treasurer's report: The Treasurer's Report was distributed. The HOA has about \$7,300 in the bank.

Annual Treasurer Audit: Mel Mills and Mary Cronkhite volunteered to assist. Ali will make arrangements with them.

Election Challenge: On August 12, 2016, the Board received an email from Bonny Bowens challenging the election based on the large number of votes for owners of multiple lots and the use of proxies. The Bylaws state each lot is entitled to one vote and that proxies are legal. Mary moved and Vern seconded to deny the election challenge. The motion passed unanimously

Web page: The HOA is looking at a new, more modern design of the website. Mary C spoke to what is on the website, that the Google site is running out of space and suggested how to use the space better. The Board has several bids from web consultants. We discussed how to link with the Road District to keep the sense that we are one community while making it clear that the Road District and HOA are different decision-making body. Maintaining the Web page is a big job. The group thanked Mary C for all her work and hopes she will continue. Mary B moved that we budget up to \$1000 for renovating the web site using the host site and the domain name purchased. Vern seconded the motion and it was approved unanimously. Katie, Mary C and Don volunteered to work with the web designer. It was decided that we should take some photos off the current page rather than the original Bylaws or older minutes. The web page can serve as an important archive.

Chapman Property: Don Chapman recused himself. During late July and August, the Board had lengthy email discussions and a vote regarding the project proposed for the bridge area. Four Board members were generally supportive, with reservations, and Jane Hayhurst opposing it. Jane is supportive of the project but the permit speaks to possibly breaching the berm. All the lot owners jointly own the berm,

not the HOA, so the HOA does not have authority to authorize this. Mary B read an email (attached) from Nancy Doran, ODFW, stating that any work on the berm would require considerable input from landowners and numerous agencies before anything could happen. David Hayhurst questioned why the Board was responding when we had no authority and also that the berm changes in the large permit still leaves the door open for action.

Board Priorities for 2016/2107: The group presented items that are important for the Board and the HOA to address. The list is in alpha order and not prioritized.

1. C and Rs – enforcement, RVs and campers parked long term on various lots
2. Delinquent accounts – continue to work toward collection
3. Dust and speeding (signage, etc.) – work to manage
4. Expand the member email list for broader communication with members
5. Facebook presence (approved in June 2014) – initiate and advertise
6. Finish what we start
7. Fire prevention – be more active
8. Focus on the environment, encourage positive change, welcome visitors, and ensure no one is bullied.
9. Hang tags for park – continue process, make a friendly warning card to put in folks windows, sign facing the river, contact tow company
10. Improve the boat ramp area to make access safer and more convenient
11. Lighting at the mailboxes – consider Midstate and lighting the mailboxes, be proactive with camera and lights to identify vandals

12. Policing the park and elsewhere when the area becomes more accessible if the roads are sealed
13. Resurface the mailbox area if the paving vote passed (added later by email)
14. Tree fungi – work to identify and reduce causes of tree fungi that is killing trees.
15. Update Bylaws and CC & R's
16. Vote participation – explore ways to increase such as online or mail votes.
17. Web page – maintain and improve as a communication tool.
18. Weed abatement.
19. Welcome letter – develop and distribute to new arrivals.

The list is longer than can be accomplished in a year. The Board will consider these items and identify the highest priorities at the next meeting. They should then reach out to the community for help to accomplish them.

We will tentatively set the next meeting for October 17 at 6PM at Don Chapman's home.

The meeting was adjourned at 7:35.

Submitted by Mary Buckman, Secretary

Nancy Doran (ODFW) email, 8/16/2016

On Tue, Aug 16, 2016 at 10:31 AM, Nancy E Doran <nancy.e.doran@state.or.us> wrote:

Hi Mel,

To follow up on our phone conversations from this week, I wanted to clarify the information that is in the currently approved Joint Permit Application for work to be done on the Chapman property, just upstream of the Mountain Sheep Lane Bridge. In the current permit, there is a sentence under the project description that states

“There is an old river-created meander cut-off located on the upstream side of the Chapman property. It was manually blocked in the early 1980s and we are considering an option to breach the berm and allow the river to flow through the cut-off at high flow. This would alleviate pressure on the downstream side of the Chapman property, as well as underneath the bridge.”

This statement was put into the permit application in an effort to be as transparent as possible with current and future plans to protect the stream bank along the Chapman property, as well as protect the integrity of the bridge. If any work is proposed to be done on the berm, all adjacent landowners will be notified, additional permits will need to be acquired and all regulatory agencies will be contacted. Those agencies would include the Deschutes County Planning Department, USFS, USFWS, Oregon Parks and Recreation Department (State Scenic Waterway), US Army Corps of Engineers and Oregon Department of State Lands. Additional agencies may need to be contacted as well. Also, since the berm is located on DRRH#6 common property, permission from the landowners will need to be acquired. Permission from the HOA could potentially be needed as well, if the HOA demonstrates that they have the authority to act on behalf of the fractional landowners. In any case, permission from the landowners and/or HOA must be granted prior to moving forward with any work involving the berm.

In addition, any work to be done to the berm would be done under direction of engineers familiar with these types of projects, whether hired as private consultants or working with one or more of the permitting agencies.

Please let me know if you have any questions or need any additional information.

Thank you.

Nancy

Nancy Doran

Assistant Hydropower Coordinator

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Minutes of the Annual Meeting

Deschutes River Recreation Homesites Homeowners
Association, Unit 6, Pts. 1 and 2
August 13, 2016

President Katie Rowlett called the meeting to order at 10:10AM at the home of Jane Hayhurst. She asked that those present to sign in and share their email address so we can better communicate with the neighborhood.

Present at the meeting were Mary Buckman, Katie Rowlett, Jane and David Hayhurst, Ali Schaal, Nancy and Jeff Little, Vern Eastburn, Debbie Wolf, Don Mitchell, Mark and Sharon Perez, Wally and Mary Cronkhite, Mark and Nina Dille, Bob and Diana Leith, Walt Fuhrmann, Bill and Britt Powell, Rick and Betty Sticka, Mel and Eileen Mills, Bonny and John Bowens, Don Chapman, Janice Thomas, Becky and Chris Strange, Camilla Emmons, Eddy Okulove Kristy VanWoerkom, Michelle Harcourt, Bev Gordon, Terry Mero, Bonnie and Herb Severson, Nadine Ruth, Tammie Reid, Jim and Mary Silcox.

Minutes of the August 13, 2015 meeting were distributed and approved with no corrections. Ali Schaal presented the Treasurer's Report.

Website: The Board is planning to update the website and has a proposal for redesign using WordPress. It was noted that the HOA includes two Road Districts and we should include links to each. The current website has a vast amount of information available and the goal is to modernize the appearance and to provide an opportunity for member comment. Additional suggestions include provide information on natural resource management and include a regular update of Board activities.

Nominations and Election: A quorum of 5% of the members was established by hand count. Those present agreed. Nominations were made and seconded for the 2016-2017 Board for: Katie Rowlett, Don Chapman, Mary Buckman, Jeff Little, Ali Schaal, and Vern Eastman. Nominations were closed. Each nominee gave a short speech. Paper ballots were distributed based on the lot ownership list. Mark Perez and XX were selected to count the ballots.

Hang tags for the common area: It was noted that members were mailed bright green hang tags to identify area residents for parking in the common area near the bridge. River traffic has increased in recent years. The goal is to contract with a tow company to tow illegally parked vehicles. It was noted that we have had Residents Only parking signs there for a very long

time. One concern is owner or HOA liability and signage is important to reduce liability. If owners did not receive the proper tags, contact the Board Secretary. It was also noted that those that rent property are responsible get the tags to their renters.

River bank restoration: Don Chapman spoke about a project to reduce riverbank erosion near the bridge on Mountain Sheep. About 5 years ago he was contacted by ODFW and USFS about a project to rehabilitate the riverbank and enhance habitat. Root wads have been placed but require some additional work to stabilize them. During this process, experts noted extensive scouring under that bridge that should be stabilized or the bridge is at risk of failure. The quarry with the appropriate rock is closing soon so action is needed. The required permits from the Oregon Department of State Lands and the US Army Corp of Engineers have been obtained. The permit includes authorization to remove silt buildup, install up to 100 cubic yards of riprap under the bridge, and potentially breach a berm to redirect river flow away from the bridge. Don stated the potential breaching of the berm is included in the permit but will not happen without additional engineering and final regulatory approval. He further stated that the breaching of the berm may not happen at all.

Jane Hayhurst stated that the peninsula with the berm is deeded to each and all of the property owners and the HOA Board does not have the authority to authorize action on property they do not own. She is concerned that this change will impact water flow to the homes in this river meander. She was concerned about an email she got from Nancy Doran of ODFW that the HOA fully agreed to the full scope of the permit. Based on the emails she had seen regarding Board discussion of the project, she felt the Board was not in full support and that discussions should have taken place in public rather than email. It was unclear how ODFW got this information and it was stated that Don forwarded it to ODFW based on information from Katie Rowlett.

There was considerable discussion about the content of various emails among the Board during the last week or so. It was noted that the official scope of work gives the agency the right to alter the berm and once we have signed off, government agencies can proceed with what they are permitted.

Election results: Ali Schaal, Don Chapman, Jeff Little, Mary Buckman, and Vern Eastburn, Jeff Little were elected to the Board for 2016/2017. The vote count was Ali Schaal 46, Don Chapman 38, Jeff Little 53, Katie Rowlett 29, Mary Buckman 56, Vern Eastman 46, Bernice 1.

Other member comments:

- Ownership and scope of authority to act on community lots needs to be resolved.
- We need a better process to deal with violations so that people are not having to prove their innocence. The Board should not respond to anonymous complaints.
- Board decisions should be made publicly and not via email.
- Thank you to those who have picked up are garbage and cleaned up the park.

The meeting was adjourned at approximately 12:20PM.

Submitted by Mary Buckman, Secretary

Deschutes River Recreation Homesites, Unit 6, Part 1&2 HOA
Board Meeting
June 13 2016

Board: Jeff Little, Mary Buckman, Ali Schaal, Katie Rowlett-Springer

Guests: Dick Grauer, Nadine Ruth, Clint Springer, Duane Brolin, Billie Ameika, Kristy VanWoerkom, Ray and Ruth Strain

The meeting called to order at 6:05 at the home of Ali Mike Schaal.

Minutes: Katie moved, Jeff seconded to approve the minutes of the May 17 2016 with the correction that Don Chapman was not at the meeting. It passed unanimously.

Treasurer's report: We have approximately \$7400 cash on hand. A couple guests commented they had not received assessment letters. Mary will check to ensure we have their correct addresses.

Violations: We are not going to hunt for them but will keep in contact with anyone that submits violations to the County and will provide support when needed after we have done our own due diligence. We discussed a specific wetland violation and noted County representatives have looked at it. Mary will draft a letter to the County from the HOA supporting this position.

Fencing: Fence questions, with a specific address, should be directed to Caroline House at Deschutes County. Different locations have specific standards.

Fishing regulation signs: Mary will contact ODFW about posting fishing regulations.

Speed limit and dust signs: Mary moved and Jeff to spend up to \$600 to post signs regarding 15 mph speed limit/no dust zone. We will put 'No Dust' signs on Foster. It was approved unanimously.

Picnic Shelter: The shelter could be shimmed to square it up but it does not seem to be unstable. The company that installed it is out of business.

Car tag update: We will have them in time for the mailing. We will also need a sign posted about an ordinance number and also contract with a towing company. Ali will look up what it takes.

They will be required as soon after the annual meeting as we have the area posted.

Email list update: Mary will send the notice to clean up out email list.

Annual meeting: Katie will draft a letter. Topics to include are: please update your email address, hang tag requirements for parking at park (including renters), proxy votes, and a request for volunteers and their specific interests.

The meeting will be 54611 Silver Fox Drive (Katie and Clint's house as a backup) on August 13 at 10AM Bring chairs. We are looking to have a Deschutes County specialist regarding code enforcement to speak. We will also have fliers about noxious weed control. Several folks volunteered to bring coffee and snacks.

Board nominations and elections will be held at this meeting. As per the bylaws, any lot owner can be nominated. If it is a contested election (more than 5 nominees) the voting procedure is as follows: Each lot gets one vote. Based on the master lot ownership list, each owner is distributed one ballot per lot. Any legally signed proxies are included. Two HOA members not involved in the election are selected by the Board President to count ballots. Each ballot votes 5 separate individuals (can't vote one person 5 times). The top 5 vote-getters are elected to the Board.

Work near the bridge abutment: The homeowner, Don Chapman, has numerous permits from appropriate agencies. It was noted the HOA Board has taken no formal action regarding work done on the river in this area but has done some fact-finding. It was suggested that Mr. Chapman talk directly to Katie.

Our next meeting is a work party on July 9 at Jeff's home to label and stuff envelopes.

The meeting was adjourned at 7:48.

Submitted by Mary Buckman, Secretary

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APPROVED MINUTES of the HOA Board Meeting
May 17 2016

Board: Jeff Little, Mary Buckman, Ali Schaal, Katie Rowlett-Springer, Jane Hayhurst (by phone)

Guest: Terry Mero, Bev Gordon, Becky and Chris Strange, Bonny and John Bowen, Mark and Sharon Perez, Joe Novak, Karie Carter, Mel and Eileen Mills, Mary Cronkhite, Lorelei Mariana, Dick Grauer, Nancy Little

The meeting called to order at 6:38 at the home of Nancy and Jeff Little.

Minutes: Jeff moved, Ali seconded to approve the minutes of the October 29, 2015 meeting. It passed unanimously. Katie moved, Jeff seconded to approve the minutes of the January 21, 2016 phone meeting. It passed unanimously.

Treasurer's report: We have \$7192.58 cash on hand.

Violations: We have complaints about dogs running off leash and barking, fences not meeting CC and R requirements, RVs with improper waste disposal. The Board seeks to act in a consistent manner. The Board policy is:

- Respond to complaints, not seek and police violations.
- Assess if it CC and R violation or County code violation.
- Sign and submit County complaints on behalf of community members.
- Safety issues are high priority.

A homeowner who was sent a letter asking her to address a

few violations has contacted Jane and begun some cleanup. Jane will write a letter to her.

Vandalism at Mailbox: We discussed ideas to prevent vandals from destroying gravel by cutting cookies and tearing down announcements. Katie would like to put out a neighborhood watch to get license plate. Katie will post signs and will call the county about what we can do. Ideas were presented to put rocks or other barriers in place but there is a concern it will be a liability.

Other topics from homeowners:

- Mary will contact ODFW about posting signs regarding fishing regulations.
- Marijuana grow operations on Fisher: Commercial activity is prohibited in the subdivision.
- Katie will price signs to be added to the 15MPH signs stating “Dust Free Zone”.
- Jeff will investigate options to deal with the picnic shelter; it is leaning.
- Car tags for parking in the river launch park: Katie moved and Jane seconded to spend up to \$300 to purchase 1100 card stock tags to hang on a car mirrors. It was approved unanimously. They will be mailed, 2 per homeowner, with the annual meeting announcement. We will need signs to state that parking is open only to homeowners and violators will be towed and contact a tow company. Katie will price signs. We should also have a sign facing the river that this is private property.
- Status of homeowners on Pronghorn and vicinity: They are part of our HOA (according to DIAL) and we should post notices at their mailboxes as well.
- Road District update: The next Road District meeting is May 23, 2016 at the home of Mark and Sharon Perez. Removal of the debris pile cost \$5800.
- Annual Meeting: The Annual Meeting will be held August 13, 2016 at a location to be determined. Mary will contact ODFW regarding a speaker.
- It was recommended the annotated CC and Rs that Jane developed be distributed to realtors and put on the web site.

- Email list: Mary will send an email to the HOA email list asking if they are interested in getting email regarding other community actions and activities.
- Erosion near and under the bridge: The property has a number of permits to move forward with streambank stabilization and it will likely also reduce erosion under the bridge.

The next meeting is scheduled for June 13, 2016 at Ali Schaal's.

The meeting was adjourned at 8:45PM.

Submitted by Mary Buckman, Secretary

January 21, 2016, 6PM by telephone

Attendance: Mary Buckman, Jeff Little, Jane Hayhurst, Ali Schaal

The special meeting was called to order at 6:05 PM.

Jane stated that while researching issues related to the State working on riverbank erosion near the bridge, it became apparent that ownership of the roads, road easements and/or road ROWs is uncertain. It is unclear whether emails were sent with the expectation of confidentiality from the senders. The Road District has responsibility for the roads and the HOA does not.

After some discussion, Jane moved and Jeff seconded the motion: The HOA of DRRH 6 Unit 1 and 2 strongly advises the Special Road District 6 to consult with Deschutes County Legal Council regarding road ROW, road easements and road ownership. Ownership questions could impact collection and distribution of tax dollars and any future road maintenance and improvement activities. The motion passed unanimously.

Mary will send an email with the motion to the Road District members for which she can find email addresses.

The meeting was adjourned at 6:50 PM.

Submitted by

Mary Buckman,

Secretary

Deschutes River Recreation Homesites Unit 6, Part 1 and 2

Homeowner's Association Board Meeting

October 29, 2015

Board members present: Katie Rowlett, Jeff Little, Ali Schaal, Jane Hayhurst, Mary Buckman.

Visitors: Clint Springer, Nadine Ruth

Katie called the meeting to order at 6:10 at the home of Jane Hayhurst.

Minutes: Jane moved and Jeff seconded to approve the minutes of the September 28 meeting with correction of the date of this meeting. The motion was approved unanimously.

Treasurer's report: We owe approximately \$18 to the County, billed on the property tax statement. Our account balance is \$6180.77 with three new checks for \$235 for assessments.

Communication: Board members prefer email communication. This provides a record of the communication. We do not share Board members personal phone numbers.

Land use violations: We received an anonymous note about potential violations at a property on Caribou. They fenced a county lot, cut trees and brought fill dirt on land that may be a wetland. Jane will follow-up and Katie will write a letter.

Web page: Katie is working with Mary Cronkhite on the transition to a new web page. We can have new email addresses for each Board position.

Mail box area vandalism: Someone is cutting cookies/doughnuts in the gravel area, making large ruts that will get worse in the winter. We will contact the Sheriff. We discussed placing structure such as rocks, landscaping or a bus shelter to redirect traffic.

Annotated CC and Rs: Jane reviewed the CC and Rs and inserted related Deschutes County code. The Board will work to approve the content and format to distribute to lot owners. Our course of action might be to notify landowners of a violation, giving them a set amount of time to respond. We will then turn it over to the County via their complaint form.

Bylaw and CC and R update: Mary described a meeting with a local attorney specializing in homeowners associations. Jane moved and Jeff seconded sending our governing documents to CA Law for an estimate of cost for modernizing our governing documents. It passed unanimously. Mary will send the request.

Stream bank restoration near bridge: Nancy Doran of ODFW sent an email asking to use some of the DRRH property to fill bank. Jane provided documentation of a 30-foot easement and DRRH ownership of the peninsula piece of property, which appears to include the berm in question. The 'park' area at the bridge is deeded in part to each of the lot owners and we

cannot authorize alterations. Furthermore, we cannot make a recommendation without considerably more information on the request and the potential impact on other lots on the river. We will ask Nancy to come to a meeting if she wants to pursue this. We also need to hear from the impacted lot owner.

The next meeting is scheduled for Thursday January 7, 2016 at 16190 Mt Sheep.

The meeting was adjourned at 8:45PM.

Submitted by Mary Buckman, Secretary