

Deschutes River Recreation Homesites Unit 6, Part 1 and 2

Homeowner's Association Board Meeting

September 28, 2015

Board members: Katie Rowlett, Ali Schaal, Jane Hayhurst, Mary Buckman, Mary Cronkhite

Visitors: Bev Gordon, Lorelei and Jim Mariano

Katie called the meeting to order at 10:04 at the home of Ali Schaal.

Website: Katie is working with Mary C. to transfer the web site to a new host with a more flexible format. The new web address will be drrh6.com. The Board approved purchase of a template for up to \$49 that will allow easy access and updating. She will make generic addresses for the Board officers so members can communicate without knowing specific individual names.

Minutes: Minutes of the August meeting were approved as corrected.

Realtor letter and welcome letter: Katie will draft a letter and bring it to the next meeting. Mary B suggested we also send it to title companies.

Treasurer: Ali is Treasurer now. Katie will work with her and Camilla to get proper bank signatures.

Vandalism at the mailbox: Someone is cutting cookies/donuts at the mailbox area and has made large ruts. We need to think about gravelling and redoing but are looking for the source of

the vandalism. If anyone sees anything, please report it. We discussed, with no concurrence, who owns Foster Road.

Updated governing documents: Katie attended a seminar on governing documents and it is obvious ours need to be updated. The bar is high for approval of CC and R changes but the Board can clarify the current ones by interpreting and defining some unclear terms. Katie will talk to the law firm that presented the seminar with some questions including: How difficult is it to impose compliance with CC and R and Bylaw? What are their charges for help with governing documents? What relationship do we have with the county lots? Would he come to talk to a Board? Can we, or who does, impose fire suppression actions?

Review of CC and Rs will be the topic of our next meeting. The Board homework will be to share comments (by October 23) prior to the meeting for discussion at the meeting. We need a timeline so we can be efficient with the summer mailing by including proposed changes.

Permit hangers for vehicles at park/boat ramp: Window hangers are \$189 per 1000. We plan to provide two per lot with homeowners responsible to get them to renters. Replacements will cost something in the range of \$10.00.

Open discussion: There were questions about outstanding checks and assessment notifications

The next meeting is October 29 at 6PM at Jane Hayhurst home.

Homeowner's Association Board Meeting

August 28, 2015

Board members present: Katie Rowlett, Jeff Little, Ali Schaal, Jane Hayhurst, Mary Buckman. No visitors were present.

Katie called the meeting to order at 1:26 at the home of Ali Schaal.

Election of officers for 2015-2016: Katie Rowlett was unanimously elected President. Ali Schaal was unanimously elected Vice President. Mary Buckman was unanimously elected Secretary. Terms begin immediately. Jeff Little and Jane Hayhurst are Members-At-Large of the Board.

Camilla Emmons has resigned as Treasurer. Qualifications for this position were discussed. Ali Schaal agreed to serve until we find a replacement. The Board unanimously approved her appointment. Katie will reach out to neighbors with the thinking that it is useful to have a full-time resident in this position.

Board Priorities for 2015-2016:

- Improve communication via the Web page – After discussion, the Board approved purchasing a domain name and web hosting site from Blue Host for about \$150 per year. We want a simple name and decided on DRRH6. Katie will work with Mary C. on the transition. Jane will contact Century Link to learn what it would take to have better internet service throughout DRRH6.
- Initiate relationships with realtors and new residents – Katie will take the lead in drafting a letter to realtors and a welcome letter for neighbors so they are aware of our governing documents and building restrictions for review at the next meeting.
- Work on CC and R violations and neighborhood livability issues – We will continue to look at avenues to pursue violations of the CC and Rs and also neighborhood speeding. Some

speeders are short-term renters. We will pursue getting help from Deschutes County when we can. The CC and Rs were written a long time ago and the language is not clear. We will work to define terms in our governing documents. Board members who are available will attend a seminar about Governing Documents sponsored by the CA Law Firm on September 23 in Bend.

- Maintain the mailbox area – Jeff will talk with Road District about options to keep the area in good shape and about dust abatement.
- Explore parking permits and signage for park – Jane will get quotes and designs for signage and parking permits with the thought that each lot gets two permits.
- Collect back assessments – Mary will draft a letter to those with unpaid assessments from 2010-2015, clean up the address database, and prepare to send letters.

The next meeting is scheduled for September 28 at 10AM at Ali Schaal's home.

The meeting was adjourned at 3:25.

Submitted by Mary Buckman, Secretary

Deschutes River Recreation Homesites Unit 6, Part 1 and 2

Homeowner's Association Board Meeting June 16, 2 Attendance

Board members: Katie Rowlett (President), Mary Buckman (Secretary), Jane Hayhurst (Member at large), Mark Perez (Member at large), Mary Cronkhite (Communications Officer, non-voting), Camilla Emmons (Treasurer, non-voting)

Homeowners: Clint Springer, Troy and Janice Thomas, Nadine Ruth

The meeting was called to order at 6:11PM at Katie Rowlett's home.

Minutes: The April 16 2015 minutes were approved as presented.

Camilla Emmons distributed the Treasurer's report. We have a balance of \$5703. Ali Shaal and Mark Perez performed a financial audit on May 11 2015 and all things were in good order. Old Business

Mission and Vision: Katie will get the approved documents with the wording changes agreed to last meeting to Mary C to post on the web.

Past due assessments: Mary B. presented a plan to catch up on assessments. We will include information about delinquent assessments in the letter to homeowners. Mary B will check with a collection agency on their charges and process. New Business

Community Park Clean-up: The Association property at the boat landing is grown up and needs mowing and weeding. We considered a lawn service. It is a good community project and Katie and others will work on the property on June 27th. Mary C will post it on the web and send out emails to recruit volunteers

Bulletin Board vandalism: Material on the bulletin board is again getting torn down. It had stopped for a while. It is uncertain whether it is vandalism or someone who does not like what is posted. Mary C will post neighborhood announcements under the glass

Dust abatement: Some homeowners purchased a new dust abatement product for the roads by their homes. Dust

abatement responsibility falls under the Road District. Mel requested the HOA treat the section of road by the Community Park. Work on roads is a larger issue that requires much more community involvement as it is expensive, ongoing and perhaps not allowed under our bylaws. People were encouraged to call the businesses of those that are speeding

Email addresses for use by the UDRC: It was agreed we will word requests for email addresses to include verbiage to the effect that it will be used only for community-related information, actions and events. We would like organizations such as the UDRC to share information with those in DRRH6, 1 and 2

Annual meeting: The date is August 15th at 10AM, with the location to be determined by June 23. Katie will talk to the contractor to speak about dust abatement measures. Noxious weeds are a potential topic or we can get brochures to distribute. Agenda items are:

Establish a quorum, Dust abatement, Noxious weed information, Collection of past assessments, Open discussion, Board elections. We should use email and personal communication to recruit folks to run for Board positions. Katie will get snacks and be reimbursed for the cost

We will meet on July 11 at 10AM at Katie's house to stuff envelopes. Mary B will get address labels, envelopes and stamps. Katie will draft a letter. Mary B will send her examples of past letters

Camilla is resigning as treasurer after the annual meeting and we need a replacement. We will send emails and post it on the web page

Open forum: There was no additional discussion

The meeting was adjourned at 8:05 PM

Submitted by Mary Buckman, Secretary

Deschutes River Recreation Homesites Unit 6, Part 1 and

Homeowner's Association Board Meeting April 17, 2015

Attendance

Board members: Katie Rowlett (President), Mary Buckman (Secretary), Ali Schaal (Vice-president), Mark Perez (Member at large), Mary Cronkhite (Communications Officer, non-voting), Camilla Emmons (Treasurer, non-voting) Homeowners: Sharon Perez, Mel and Eileen Mills, Jesse and Jen Lawrence

Minutes: The November 6, 2014 minutes were approved as presented.

Camilla Emmons distributed the Treasurer's report. We have a balance of \$5703.

Old Business:

Meetings: We will attempt to schedule Board meetings for the second Tuesday of each of the appropriate months. The next meeting is June 9th at 6PM, location TBD.

CC and R violations: Katie will follow up with the County on complaints that were sent in last year.

Bylaw update: We will wait until August to make any major changes. The CC and Rs also need some work.

Past due assessments: We collect about 50% of dues. See new business for future plans.

Mission/vision/objectives statement: It was moved by Mary seconded by Katy to adopt these statements but replacing the phrase 'property values' with the word 'property' wherever it occurs. The motion was approved.

County owned property: We will continue this discussion when Jane is here as she has the most knowledge. Mary B will look up records to share the list of county owned lots and we will put this on a future agenda.

New Business:

Upper Deschutes River Coalition: Katie moved and Mark seconded to donate \$250. It was approved.

Financial audit: Ali and Sharon offered to participate. They will schedule a date in the near future.

HOA operations seminar: Katie presented an approach she will be using for more streamlined Board meetings. Minutes will also be shorter and just include action items and votes.

Past-due assessments: Mary will draft a Board policy and approach to accomplish this task, including likely up front costs and expected returns.

Annual meeting: The annual meeting is scheduled for August 15 at 10AM. Mark and Sharon offered their home as a fall back. We will query homeowners if anyone would be willing to volunteer their home/yard.

Submitted by Mary Buckman, Secretary

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