

The meeting of January 11, 2023 was called to order at 6:34.

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

Owners attending Kyle Shortsleeve's, Tina Meyers, Sharon Webster

The minutes were approved as corrected. Unanimous Consent.

The treasurer's report showed deposits of \$245.00 for November from current year assessments. In December \$250.00 was paid for required review/audit, \$272.85 for the property taxes, \$225.00 for mailbox related expenses. Deposits of \$165.00 for 2022 assessments and 1225.00 for 2023 assessments.

The balance in the operating account is \$18,623.46. The balance in the exigency account is \$11,996.26. Unanimous Consent.

Ali reported an assessment breakdown for 2023. Currently, incoming balance is \$8,930.00. This is about fifty percent of the total owed. It was moved to send reminders by email with the date fines and interest are incurred. Unanimous Consent.

Robert continues to monitor real estate listings, providing sellers and realtors information about CC&RS.

It was moved to have the legal committee meet by Zoom with the current attorney to restate and restart both violation letters and the writing of the Rules and Regulations. Unanimous Consent.

Nadine will reach out to Kathy Debone for someone to fix glitches and oversee the website.

Lorelei reports the FireWise committee will be applying for a fuel Wild Fire Fuel Reduction grant. Travis Crowley at County Sheet Metal has been contacted to begin fuel reduction work in the Spring. The cost will be about \$1,700.00 a day for the crew. A Wild Fire Homeowner Protection class is being offered Wildfire Home Protection Strategies

A FREE half-day workshop on

Date and Time TBD

Location TBD

There are simple and often inexpensive ways to make homes safer from wildfire. With a good understanding of wildfire hazards and mitigation strategies, community residents can effectively lower the wildfire risk and losses to their homes, neighborhoods, and natural resources.

The Wildfire Home Protection Strategies class is based on wildfire behavior, structure exposure, and the concepts of defensible space. You will learn how to analyze wildfire risks to structures, provide actionable advice to property owners, and how to take action in your community.

To register, please email:

Heather.Miller@osp.oregon.gov or Ariel.Cowan@oregonstate.edu

Please include your name, HOA Community/Agency affiliation & phone number. Class will be limited to 24 people.

Fire Behavior

Fire Ecology

Current Research

Why homes burn

Assessing homes and communities

Please plan for a field exercise, weather permitting

Who Should Attend? Community members, fire service professionals, planners, developers, landscapers and insurance partners who would benefit from understanding how to reduce losses from wildfire.

Instructors may include Melissa Steele from Bend Fire and Rescue, Julia Johnson from the Oregon Department of Forestry, Heather Miller with the Oregon State Fire Marshal's Office and Ariel Cowan from the Oregon State University Extension Fire Program.

GREGON

Oregon State University mid

Extension Service

PROTECT

Fire Program

WILDFIRE

The county has sold a lot on the corner of Silver Fox and Caribou. There are no wetlands according to map.

The meeting was adjourned at 7:57

Minutes of the board February 2023

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

Members present. Sharon Webster

The meeting was called to order at 6:34

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

An update on the treasurers report was tabled until the March meeting.

The Legal Committee reported following a meeting with our attorney. He advised acting on an amendment to the existing bylaws and pursuing the remaining and future Cases proactively rather than retroactively to assure the most positive outcomes.

Ali reported current assessment collection of \$16, 345.00. This represents 63% collection rate. A small percentage lower than last year.

Nadine will send a reminder letter to allow owners time to pay in time to avoid penalties of twenty dollars and recurring interest. Unanimous Consent.

Late fees begin March 31, 2023.

There remains \$6,550 outstanding and these have been penalized and are accruing interest.

Robert will contact the BLM concerning the entry sign.

Robert will continue to contact realtors as lots go up for sale.

The board has received two complaints concerning aggressive trespass. The owners have been advised of any actions that are within the purview of the board and advised to continue to contact the Sheriff.

The meeting was adjourned at 7:28

Minutes of March 15, 2023

Members present. Nadine Ruth, Lorelei Mariana, Jane Bidwell, Ali Schaal, by proxy.

Owners present. Mel and Eileen Mills, David Hayhurst, Sharon Webster, Marl Perez, Suzanne Sills, Kevin Grieves, Colten Elkin, Tom Tongue [by proxy]

Nadine called the meeting to order at 6:40.

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

The treasurer's report noted January expenses of 225.00 foot mailbox maintenance. And total deposits of 1,760.00. Those for 2023 assessments of 1,630 and for 2022 and prior of 130.25.

February showed expenditures of 1,25.00 for General Liability Insurance and licensing and fees of 69.30. Assessments for 2023 of 900.00 and assessments for 2022 and prior of 90.00. Unanimous Consent.

The bank balances are 20,089.31 in checking and 11,996.46 in the exigency account.

Lorelei announced we were recipients of a grant through the FireWise committee of 60,000 for fuel reduction and defensible space. Her contact with a contractor informed the committee the expenses would run about 1,700.00 a day for a crew of two. The focus will be on chipping brush at the road and clearing work done on lots with or without homes where the defensible space around buildings is limited.

The board moved to register with Oregon Buys to facilitate the expenditure of these funds. Unanimous Consent.

Because the news about the grant was very recent and the timeline for expenditures short... It was moved to have a special meeting Sunday at 3:00 to formulate a protocol. Unanimous Consent.

All reports the assessments are still coming in, resulting from the last reminder Email. It was moved to extend the time frame for late payments to March 30. Forgiving payments made by that date. Unanimous Consent.

The Road Board is now posting on the Website. It was moved that they share the ongoing cost of the site at years end. Unanimous Consent.

Jane read the Resolution of the Board of Directors regarding an amendment to the ByLaws **WHEREAS**, it has come to the attention of the Board of Directors of Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 & 2 (hereafter "the Board") that certain owners are using their recreational vehicles, motor vehicles, and/or disabled motor vehicles as permanent residences, including the use of at least one private waste disposal system/portable toilet; and, **WHEREAS**, certain Building and Use Restrictions were recorded in the official records of Deschutes County in or about March, 1965, in Volume 142, at Page 476, providing that: 1) No campers shall be allowed for permanent residence; 2) Under no conditions will an exterior latrine be allowed; and 3) that no structure of a temporary character may be used at any time as a residence; and,

WHEREAS, when the Building and Use Restrictions were written and recorded more than 60 years ago, they did not include specific language restricting the use of recreational and/or disabled vehicles for permanent residences, nor did they define the word "latrine" or otherwise restrict the type of waste disposal systems use of property for waste disposal; and,

WHEREAS, since the Building and Use Restrictions were recorded, Deschutes County has adopted code restrictions on the use of Recreational Vehicles ("RVs") for permanent residences, and restrictions on the use of sanitation / waste disposal systems; and,

WHEREAS, the Board believes that language of the recorded Building and Use Restrictions is ambiguous (capable of more than one interpretation), and is subject to an owner's narrow interpretation of words adopted more than 60 years ago; and

WHEREAS, the Board believes that over the past 60 years the words "recreational vehicles" have largely supplanted the word "campers", and that recreational vehicles as manufactured today may be used for full time residential use, as opposed to the limited recreational use of "campers" as such were used in 1965; and

WHEREAS, the Building and Use Restrictions recorded in 1965 provided that no structure of any temporary character could be used on any lot at any time as a residence, temporarily or permanently; and

WHEREAS, the Board believes that the Building and Use Restrictions recorded in 1965 were intended to preclude the use of temporary structures and campers for permanent residences, and that the use of a recreational vehicle, operating motor vehicle, or a disabled motor vehicle for a permanent residence violates the intended effect of the Building and Use Restrictions; and

WHEREAS, pursuant to Article 4 of the Restated Bylaws, the Board has the powers and duties necessary for the administration of the affairs of the Association, and may act on behalf of the Association; and,

WHEREAS, the Board is empowered by the Restated Bylaws of the Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 and 2, to adopt and amend Bylaws pursuant to Article 8 thereof, subject to the approval of a majority of owners present in person or by proxy at a duly constituted meeting; and,

WHEREAS, the Board wishes to amend the Bylaws to specifically provide the Board with authority to adopt and amend rules that are intended to clarify the Building and Use Restrictions in conformance with the intended purposes and policies for which the Building and Use Restrictions were adopted;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the ARTICLE 4 of the Restated Bylaws of Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 & 2, shall be amended to include the following additional language at the end of Section 4.3, entitled "Other Duties."

4.3.13 Adoption and amendment of the Association's policy and rules regarding the use of motor vehicles, recreational vehicles (campers, trailers, motor homes et al), storage units, and vehicles in disrepair.

4.3.14 Adoption and amendment of rules regarding the use of private waste disposal systems; and,

IT IS FURTHER RESOLVED that the Rules as written on Exhibit 1, attached hereto and made a part hereof, accurately states the Board's intentions regarding the regulation of motor vehicles, recreational vehicles (campers, trailers, motor homes), storage units, and vehicles in disrepair for permanent or temporary residential use, and its intentions regarding the use of private waste disposal systems; and,

IT IS FURTHER RESOLVED that the proposed Rules as set out on attached Exhibit 1 are, and shall be, adopted as Rules of the Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 and 2, governing the use of motor vehicles, recreational vehicles (campers, trailers,, motor homes(, storage units, and vehicles in disrepair for permanent or temporary residence, and private waste disposal systems, enforceable by its terms; and,

IT IS FURTHER RESOLVED that upon approval by a majority of the Board of Directors, this Amendment shall be effective upon approval of a majority of Owners present in person or by proxy at a duly constituted meeting of Owners.

The motion passed four to one. Robert voted nay.

It was move to pass the amendment to the ByLaws as follows.

EXHIBIT 1

**DESCHUTES RIVER RECREATION HOMESITE PROPERTY OWNERS UNIT 6,
PARTS 1 & 2**

**Rules Governing the Use of Recreational Vehicles for Temporary Residence,
And
Use of Waste Disposal Systems**

1. A single Recreational Vehicle (as defined in the Deschutes County Code Title 18, Chapter 18.04.030)* may be placed on a lot or parcel that does not contain a dwelling, and may be used by an Owner as a temporary residence for a period not more than 30 consecutive days in any 60 day period, commencing on the date of occupancy, not to exceed six months in a calendar year.
2. Obtaining a temporary use permit from Deschutes County shall not entitle an Owner to exceed the use restriction described in paragraph 1.
3. No motor vehicle other than a recreational vehicle as defined in DCC 18.04.030, whether operable, disabled, or in disrepair, nor any storage unit, non-recreational trailer, tent, shed, outbuilding, or any other structure, portable or otherwise, of less than 500 square feet may be used for temporary or permanent residential purposes without the express written consent of the Board of Directors.
4. All necessary permits must be obtained from Deschutes County Environmental Building Safety Division before connecting a single recreational vehicle to sewer, water, and/or electrical services. Copies of all such permits shall be posted and provided to the Board of Directors.
5. Any recreational vehicle permitted by these rules as a temporary dwelling unit shall be located without violation of any applicable setback requirements.
6. Neither blackwater, grey water, nor wastewater of any kind shall be dumped on any property, nor shall any exterior latrine, portable toilet, or any other waste disposal system be used on any property without written consent of the Board, which may impose conditions for any permitted use.

7. Complaints alleging violations of any of these Rules shall be made to the Board of Directors pursuant to the process set out in Exhibit A to the Restated Bylaws of Deschutes River Recreation Homesite Property Owners Unit 6, Parts 1 & 2, which shall be enforceable as provided by the DRRH6 Fine Schedule as set out said Exhibit A.

* A Recreational Vehicle means a mobile unit that is designed for temporary human occupancy and licensed as a motor home, recreational trailer or camper by the Oregon Motor Vehicle Division or similar units licensed by another state. The mobile unit must be designed to be:

- Self propelled or permanently towable by a light duty truck;
- Built on a single chassis; and
- 400 square feet or less when measured at the largest horizontal projection.

The motion was passed 39 to 0.

Unanimous Consent of members at a duly constituted meeting.

Nadine will file documents with the county and have notarized.
Unanimous Consent.

Move to forgo all liens and fines until documents are filed.
Unanimous Consent.

The meeting was adjourned at 7:42.

Nadine called the meeting to order at 3:05
For the board Nadine Ruth, Lorelei Mariana, Jane Bidwell

No members .

The minutes were approved as read.

The board considered the protocol for allocating the funds from the grant we received from ODF. we have 60,000 dollars to spend on fuel mitigation within the development and very little time to define our procedures.

We were granted these funds to preform fuels mitigation within the development, focusing on the underdeveloped lots adjacent to lots with homes or structures. Remaining funds may be used to defensible space practices around developed lots.

Treated ares will have the tree density reduced to 10 to 12 foot spacing, with remaining trees limbed to 6 to 10 feet above ground. Brush will be reduced by 50%.

On developed lots the 100 foot defensible space will reduce tree density to 10 to 12 foot spacing, ladder fuels reduced in all areas 30 feet from flammable vegetation. In the 30 foot zone flammable vegetation will be removed in favor of fire resistant vegetation. In the 0 to 5 foot areas combustibile materials will be removed.

ODF will ask for before and after photos.

It was moved that 7,500 dollars be allocated to brush pick up and chipping, removed or left for owner. Unanimous Consent.

[AFTER THE MEETING WE WERE INFORMED THAT THIS WILL NEED TOBE A LAST PRIORITY IN ACCORDANCE WITH THE TERMS OF THE GRANT.]

It was moved to send an email to owners to encourage them to contact neighbors whose properties developed properties adjacent to undeveloped properties effected as stated above. Unanimous Consent.

It was moved that the monies be allocated based on first applications and an evaluation by the FireWise committee in consort with community experts, with consideration from most dangerous to least. Unanimous Consent

It was moved that owners who responded to last years proposed grant be included as first applications, as wished, as they meet this year's parameters. Unanimous Consent.

It was moved that Jane draft a letter with the ByLaws amendments. To be included with a letter outlining the grant application process. Unanimous Consent

It was moved that these , the Bylaws amendments and the applications be mailed to all owners. Unanimous Consent.

The meeting was adjourned at 4:13.

April 12, 2023 Board Minutes

Nadine called the meeting to order at 6:37

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

Members in attendance: Tina Meyers, Sharon Webster, Mel and Eileen Mills, Jim Mariana

The minutes of the March Meeting were approved as corrected. Unanimous Consent.

The treasurer's report shows payments to:
Little River Strategies of \$130.20

Income from 2022, Assessments of \$630.40
Income from 2023, Assessments of \$1,675.00
Late fees of \$40.08

The operating account \$23,304.00
The exigency account \$11,996.54

 **STRUCTURAL TRIAGE CHECKLIST**

INCIDENT / CONFLAGRATION NAME _____
ADDRESS _____ **STRUCTURE** () of ()
GPS COORDINATES _____ **Latitude** _____ **Longitude** _____

Range _____ **Township** _____ **Section** _____

DRIVEWAY <small>You Must be Able to Back In</small>		ROOF <small>Already Inspected in Fire</small>	
YES <small>Scan for overhanging driveway Scan (and) back line of driveway ***IF YES - YES - UNDEFENDABLE***</small>	NO	YES	NO

DRIVEWAY - Road 800' or longer than 200 feet	YES NO	STRUCTURE TYPE	
ROOF - COMBUSTIBLE - (Asphalt Shingles or Wood)	YES NO	___ Single Story	
ROOF - WOOD SHAKES	YES NO	___ Two Story	
TREES - Overhanging Roof	YES NO	___ Wood Frame	___ S Frame
TREES / BRUSH - NOT Trained in area within 30 feet of structure	YES NO	___ Log Home	___ Other
VEHICLES - Parked Outside within 30 feet of Structure	YES NO	___ Full Time Residence	
SLOPE - More than 20% anywhere within 30 feet of Structures	YES NO	___ Vacation Home	
SLOPE - More than 40% anywhere within 30 feet of Structures	YES NO	___ Out Building	
DECK / STILT - Not enclosed underneath 1 to ground	YES NO	___ Business	
POWER LINE - Overhead within 30' of Structure	YES NO	___ Govt. Building	
		___ Other Hazard(s)	

0-2 YES Doesn't Need Defending	3-5 YES Defend Aggressively	6-7 YES Defend Cautiously	8-10 YES UNDEFENDABLE
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Triage Officer _____ Unit # _____ Date _____ Time _____
COMMENTS / NOTES ON SACR _____

The annual meeting will be at Lorelei's August 26, 2023 at 11:00. A budget of 500.00 was set. Unanimous Consent.

The mailing for the meeting will include ballots, stamped envelopes, proxies, letter and invoices for the 2024 assessments and invoices for past due amounts.

The meeting was adjourned at 8:06.

Board minutes May 10, 2023

The meeting was called to order at 6:34.

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

Members present: Tina Meyers, Dan and Brenda Courtney

The minutes were approved as corrected. Jane has been misspelling Robert last name for months...Robert has been very patient. Apology in order!

Because of overlapping fiscal reports, lacking appropriate bifurcation, the treasurer's report was tabled until June meeting. The dual sets the board had as tonight were more confusing than informative. Unanimous Consent

Lorelei reports the contractor has begun work on the first six lots requesting grant monies. We request that any issues you may have with the work being done be directed to Lorelei by Email at her board address. Found on Web Site.

Work is projected to continue on some twenty other lots...and growing.

The Captain of the Fire District and Lorelei have identified several lots truly needing work. The LaPine Fire Department will contact them individually.

It is very important to send information concerning the hours each owner has spent or paid for, identified by hour rather than amount of billing, to both Lorelei Mariana and Tina Mayes. These are two separate grants and each require we put in sweat equity. Future grants depend on our performance. Work may be gutter cleaning, pine cones, trimming, weed control, moving wood piles, tree cutting...any of those things that reduce the spread of fire. We need your help here.

It was moved to join Oregon Buys to handle the required billing for the grant. Nadine to expedite the banking information. Unanimous Consent

It was move to allow the FireWise Committee to borrow from the funds dedicated to the POA properties clean up, as the grant pays out to paid invoices. These funds to be initial funding to pay contractors. Unanimous Consent

It was moved to allow the FireWise Committee to borrow up to 10,000 dollars from the general fund to pay contractor invoices. They will be refunded and recycled as the monies from Oregon Buys reimburses the Committee. Unanimous Consent

The latest information from the chipping grant informs us the chipper will not handle Bitter Brush.

Robert has been fielding questions from realtors. He currently has a total of eight transactions he is watching.

Jane reported three more violations have been resolved. One without ever reaching the case list. Worker working on house with no sanitation facilities.

Case A is awaiting a response from Code Enforcement as to their response to a violation which failed to take into consideration their extended definition. If this does not resolve the issue, the violation will be sent as CC&R and handled through attorney, as owner denies being a POA member.

Accepted . Unanimous Consent

Lorelei reports we are receiving responses for accessing the grant funds from the Email notice. The Snail mail letters are out. Two lots currently meeting all criteria and work has begun.

It was moved to add Jim Mariana to the FireWise Committee. Unanimous Consent.
It was moved to add Tina Meyers to the FireWise Committee. Unanimous Consent.

The Fire department provided a list of how they proceed in dealing with fire situations. Included here it rates homes and lots from defensible to indefensible. If owner property is rated in the latter two conditions, they may not receive service. Additionally the state holds owners responsible/liable for fires starting or feeding a fire when the property is out of compliance.

Tina Meyers is working on a grant for a chipping project. We will advise owners later in April.

Lorelei needs reports from owners on work or funds spent on fire abatement on individual lots. We receive some credit with FireWise for these efforts. Please contact her at your earliest convenience. The report is due in August. It may be brush, tree, even gutters.

There is a free week at the Transfer Station June third to the seventeenth for yard debris.

Saturday, May sixth is a FireWise Event Day. Watch for information.

It was moved to archive the old ByLaws on the Website. Unanimous Consent

It was moved to explore returning to in person meetings with a Zoom Option. Unanimous Consent.

The meeting was adjourned at 7:37.

Minutes June 7, 2023

Nadine called the minutes to order at 6:37.

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

Owners present Nate Richardson

The minutes were approved as read. Unanimous Consent.

The treasurer's report was given. It is understood it is currently in flex, as we are required to turn in paid invoices to utilize the sixty thousand dollar grant Lorelei secured through the FireWise Committee. We pay monies out for completed work and are reimbursed as the invoices are received by the state.

April activity showed income of \$2,725.00
Board invoices paid of \$171.60 to the FireWise Committee, mailing expenses of \$196.60, professional fees for data entry \$650, and \$4,000.00 in legal fees.

May activity showed income of \$755.00.

The current operating account is \$7208.55. \$5,000.00 is dedicating to chipping. We are awaiting the second reimbursement check for \$18,318.75.

The savings account balance is 11,996.82.

The FireWise fuel reduction is on going. The second round of bills is out. Some sixteen lots are completed. Some of the next phase are deemed habitat enhancement because of wetland issues. The forester and community development will need to sign off on that work.

Chipping has begun in the grant Tina secured. They have chipped 156 yard of debris and work continues. The contractor has the map with the lots openers signed up for.

The deadline for our window has been extended to June 30.

Robert reports nine new sale situations , and has made contact. It is becoming easier as realtors are now working on second lots in the community.

The legal committee reports one violation is currently with our attorney. Case A is waiting for further consideration by the county, it will then be forwarded to the attorney.

Case P, originally reported as two trailers on a single lot was cruelly two lots. The one of these trailers has now moved to a adjacent lot where a home exists. As a follow through a letter will be sent to the homeowner as a reminder the trailer may not be used as a temporary or permanent living quarters. Nor may two residences be occupied on a single lot simultaneously as per county code. Making this case Q.

The next meeting of a regular nature will be June 28, 2023 at 6:30. A short meeting to assess next year's budget and set assessment will be called for Wednesday the 14 of June 2023 at 6:30. Unanimous Consent.

Case I is currently with the attorney and a letter is being written for our consideration.

The placement of two 'sign collector' sign are being reviewed for placement.

The bulletin board at the mail box is in need of some culling and a sign noting its proper use.

The board is considering a more effective method of posting our meetings at that locale.

The June meeting will be June 7th. A week early. Look for location and time. Currently planned for Nadine's lawn.

The July meeting will be held on June 29th. Yes...July in June. It is a Thursday, but we are hoping to hold in person meetings through the summer. Again at Nadine's.

The annual meeting will be on August 26th. A Saturday. Place, time, and format to be announced.

All provided the list of assessments in arrears. There are 80. These notifications will go out in annual meeting mailings, targeted to the individuals concerned. Information will include amounts and short note as to how funds are being used.

The meeting was adjourned at 8:04.

Minutes June 7, 2023

Nadine called the minutes to order at 6:37.

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

Owners present Nate Richardson

The minutes were approved as read. Unanimous Consent.

The treasurer's report was given. It is understood it is currently in flex, as we are required to turn in paid invoices to utilize the sixty thousand dollar grant Lorelei secured through the FireWise Committee. We pay monies out for completed work and are reimbursed as the invoices are received by the state.

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The next meeting of a regular nature will be June 28, 2023 at 6:30. A short meeting to assess next year's budget and set assessment will be called for Wednesday the 14 of June 2023 at 6:30. Unanimous Consent.

Meeting Minutes of the Board June 14, 2023

Nadine called the meeting to order at 6:37

Present for the Board: Ali Schaal, Jane Hayhurst, Nadine Ruth, Robert Onyon

Members present: Sharon Webster

The minutes were approved as read

Nadine presented the yearly budget

The Budget was approved by unanimous consent

After some discussion the board agreed to set the annual assessment at \$35

Unanimous consent.

The meeting was adjourned at 7:49

DRRH#6

BUDGET 9/1/2 023 - 8/31/2024

Insurance

General Liability	\$1,100.00
Directors & Officers	\$864.00
Dishonesty Bond - Treasurer?	\$203.00
Dishonesty Bond - Mail Box	\$100.00
Common Area Maintenance	\$800.00
Mailbox Area Maintenance	\$1,500.00
UDRC Donation	\$500.00
Annual Audit	\$300.00
Website Host	\$225.00
Website Outside Service	\$400.00
Secretary of State	\$50.00
Property Tax	\$273.00
Zoom	\$180.00
Mailing - Annual + 2 Late notices	\$975.00
Bank Fees	\$100.00
Legal Expenses	\$7,000.00

Annual Meeting	\$500.00
Firewise Task Force	\$500.00
Office supply & Misc	\$200.00
Unanticipated Expense	\$1,000.00
Welcome Sign	\$800.00
Fuel Reduction	\$1,000.00
Total	\$18,570.00 x 20% \$3,750.00 reserve 2024-2025 Board

Current bank balance	\$7,208.00
Pending reimbursement from FS	\$18,319.00

Known expenses to fiscal year end

Chipping	\$5,000.00	
O&D Insurance	\$864.00	
Accounting entry	\$650.00	
Zoom	\$192.00	
Annual mailing	\$575.00	
Park Maintenance -estimate	\$500.00	
Legal- estimate	\$2,000.00	
Transfer to Fuel Red	\$1,000.00	
Total	< \$10,781.00 >	
Year end balance estimate	\$14,746.00	
For next year's board	< \$3,750.00 >	2024/2025 Board Reserve
Working balance estimate	\$10,996.00	

Amount required from 2023-2024 assessments to meet budget

463 Properties	x 70%	
x \$35	\$16,205.00	\$11,343.00

Meeting of the board June 28, 2023

Nadine called the meeting to order at 6:35

Present for the board. Nadine Ruth, Robert Onyon, Lorelei Mariana, Jane Bidwell
Members present. Sharon Webster, Nina Dille, Dennis King, Jen Lawrence, Kim Grieve, Tina Meyers,

The minutes were approved as corrected. Adding Melissa Lantz. Unanimous Consent.

The treasurer's report reflected the deposit of \$18,318.75 from ODF and a check issued to the same for \$19,852.00.

A late fee deposit of \$70.00. Unanimous Consent.

Lorelei reported the FireWise work is finishing up with a total of \$5,500 awaiting a go ahead from Community Planning. These are wetland adjacent areas.

Jane reported the Legal committee had provided Code Enforcement with the information that in Case A the Idaho DMV stated the license plate belonged to a truck last active in 2013.

Case I is with the attorney. The letter being sent was reviewed. The board moved to send additional letter to owner, as well as attorney of owner. To proceed on both violations if the owner declines remediation. To remove sentences stating TUP will be 'ignored' by board.
Unanimous Consent

Nadine has written a letter to several owners on the behalf of several owners requesting outdoor lighting is focused downward and does not illuminate neighbor's property. This mandated on river properties and a nuisance off river.

The board considered the lack of response of future candidates. Legally, members serve until replaced. Robert suggests, if this is the case, that 'internships' be developed to attract and inform potential board members.

It was moved to hire someone to stuff the annual notice, as it our first use of the process and may face some complications. A fee of two hundred fifty was cited. Unanimous Consent

The mailing will have usable proxy forms, the invitation, ballots, the formalized billing and new assessment and a stamped return envelope. Nadine is working on an addition inclusion.

Jane will check on the motion lights at the mailbox. Replace batteries if it is simple fix.

The meeting was adjourned at 7:73. Unanimous Consent.

Annual Meeting August 26, 2023

The meeting was called to order at 11:10.

A quorum was established at 163 plus 3 units.

Board members present: Nadine Ruth, Lorelei Mariana, Ali Schaal, Jane Bidwell.

Members present: Jen and Jess Lawrence, John and Bonnie Bowens, Harvey Cannon, Rebecca Mink, Tom Tongue, Dale and Jennifer Fuller, Tina Meyers, Sienna Paulson, Verne and Elaine Gingerich, Amber Maher, Pam Wren, Mark and Nina Dille, Tom and Billie Amieka, Dennis King, David and Brenda Courtney, Rick and Betty Sticka, Julie and Craig Heath, Jason Reed, Dena Teela, Mel and Eileen Mills, Sharon Webster, Shelly Meissen, Kim Tustin.

Robert Grosefeld was introduced as an expert on the protection of night skies. He advised as to steps owners can take to meet the County Ordinance, and gave examples of near by areas that have gone further and gained IDA certification. The purpose is to protect wildlife and reduce ambient light in rural areas, keeping the stars visible. He advocated for downlighting, motion detectors on timers, LED lighting, and reminded all that holiday lights were exempt when removed in a timely fashion.

Emily Curtis spoke about fire adaptive communities, and reminded us of our lives in a dry pine forest. Historically, these areas were maintained by a five to fifteen year cycle of wildfires. Now communities exist and they must avail themselves of best practices to protect themselves.

Robert Newy from the Fort Rock Station explained how government agencies pre treat and treat areas and then how burned areas are post treated. Proscribed burns are on seven to ten year rotations.

When a fire occurs they focus on buildings that can be saved and ignore those that can not. This means maintaining a defensible space both defends your home and may well allow them to save it.

All fires, even warming fires require a permit and acknowledgment of best practices. This may be done on line under the La Pine Fire District site.

No one can be forced to clear their property, but the state holds them responsible retroactively for fires started on or fed by untreated lots.

The minutes of the 2022 Annual Meeting were read and approved as read. Unanimous Consent.

Nadine provided the current balance of the account a 22,500 dollars. Better than 6,000 dollars of that is from the 2024 assessments. The exigency account stands at 11,000 dollars the majority committed to lateral fuel reduction on Common Property.

Owners may contact Nadine Ruth for a complete copy. The web site is too public a site.

This year the board and the committees received and managed 65,000 dollars of fuel reduction grants. Lorelei Mariana and Tina Mayes deserve our special thanks and stars for creative accounting.

More than one owners has reported that our FireWise status has resulted in substantial reductions their insurance. One reported 1600 dollars.

The board has managed the remediation of twenty two complaints and done so without a single fine. Two remain outstanding.

Lorelei reported the FireWise grant spent all but sixty dollars of allotted funds. Eight hundred cubic yards of flammable material was removed from the community. And twenty five cords of wood created. South County was the contractor. They also provided the man power for the chipping grant.

The ballots were tallied and reviewed. The results:

Jen Lawrence. 153
Dennis King. 149
Jane Bidwell. 148
Robert Onyun. 146
Ali Schaal. 145

Write ins showed a maximum of four votes for any single member.

The meeting was adjourned at 12:40.

Board meeting September 6, 2023

Nadine call the meeting to order at 5:14.

Present for the combined boards. Nadine Ruth, Ali Schaal, Jennifer Lawrence, Dennis King, Jane Bidwell.

Members present: Nina Dille, Sharon Webster,

The minutes from the last board meeting were approved as corrected.

Ali was elected temporary president. Unanimous Consent

All was elected President. Unanimous Consent

Jennifer Lawrence was elected Vice President. Unanimous Consent

Robert remains Member at Large. Unanimous Consent

Dennis King was elected Member at Large. Unanimous Consent.

Jane remains Corresponding Secretary. Unanimous Consent

The new board will continue regular meetings on the second Wednesday of the month at 6:30 .

Jennifer Lawrence will become The Commons contact to manage the allocated \$800.00.

Jennifer Lawrence will review and manage the web site. It may entail a new contract for host and server.

Dennis King will interface with Lorelei to act as board contact for the FireWise Committee and future grants.

All will interface with the treasurer.

The meeting was adjourned at 6:18.

Board minutes September 13, 2023

Ali called the meeting to order at 6:33.

Present for the board. Ali Schaal, Robert Onyun, Dennis King, Jane Bidwell. Jen Lawrence at 6:45.

Owners present. Dawn Liljenberg, Duane and Linda Brolin

The minutes were approved as read. Unanimous Consent.

The treasurer's report was present as an overview. The checking account balance is \$22,279.72. The savings account is \$10, 998.23.

The FireWise Committee is seeking volunteers for both ground work and grant writing. Monies are available for environmental enhancement work this spring on common area lots. Lorelei is available this fall.

Robert reports he current with correspondence with realtors. Letters concerning our CC&RS are less frequent. One letter is out in the mail.

Case I is with the attorney. He has sent a letter to both the owner's attorney and owner. We have received no response.

It was moved to wait on the letter and invoice to be sent to be until September 31 when the second letter and invoice are to be sent. Unanimous Consent.

It was moved to initiate a new assessment mailing on January 15, 2023 from the treasurer's list to non payees of this years and back assessments. Unanimous Consent.

Jen Lawrence has been in contact with options for a website revision. She is waiting for quotes.

Jen Lawrence is the board chair of a newly formed outreach/social event committee.

The board will look for minutes from July 2020 and abouts.

The meeting was adjourned at 7:19