

FREHOA Quarterly Meeting Minutes
Wednesday, December 05, 2018
at 5:00 P.M. Sunriver Library

General:

Meeting opened by Tom McManus, with introduction of officers and then all community members in attendance. Approximately 30 members in attendance, so a great turnout for the meeting.

A quorum for the meeting was met by all five current officers being in attendance. Previous meeting minutes posted on community board and on website. Updated website information handled by Craig Snitker. Email blasts, including meeting minutes, are going out to all members that have provided their email addresses too the FREHOA.

Treasurer's report read by Treasurer, Alisha Petersen. Fiscal year breakdown given. The balance held in the FREHOA account in December 2018 is \$38,969.66.

Road District

The report was given by Bill Swanson. Renewal of snow removal contract with John Sparks. Contribution from the Deschutes County Special Road District has already been applied to the FRE Road District account. The balance in the Road District account is \$56,840.93 as of December 2018. June 30, 2019 is the expiration of Bill Swanson's tenure on the FRE Road District. Transition is being done between Bill Swanson and Aaron Francis.

FireWise Community

An update was given by Paul Burton: Paul just received paperwork from Bill Swanson on this. Also just received email from those in the national program. Paul will review and gather more information on the program.

Tom attempted to get a BLM representative to attend the Quarterly meeting, but have not heard anything back from them on this. Originally, BLM stated they would be able to block the road behind FRE (where current logging is occurring) but now they are stating they won't be able to. Possibility of trespassers on property (foot and/or vehicle). No apparent imminent issues with this.

More current issues would be with egress in case of wildfire. BLM (contractor) is currently clearing and logging. There is some concern with the evacuation route in case of fire, including signage issue. There is the ability to access the evacuation route via BLM by allowing upgrade to the road system in that area (i.e., grading and gravel). This would come at a minimum cost of \$300/year.

There was discussion on trying to get some localized training on evacuation procedures and the possibility on inviting outside professionals on information/training for our neighborhood. The question was asked if any blockage would be done to prevent travel into the neighborhood. Larry Foster spoke with BLM in the past in regards to the easement in the back property. There was a question as to whether a fence would be a possibility. Tom McManus proposed an ad-hoc committee on whether or not a fence/gate would be feasible. Mr. Phil Murphy stated he would be willing to be in charge of ad-hoc committee on trespassing.

Old Business

Website updating is being done regularly, but nothing new to report as of now with the website. Renewal for the website provider will be in January.

Discussion of Resolutions

1. Turnover of FREHOA records and electronic data upon election of new officers or replacement of officers. FREHOA Board will begin voting on these resolutions upon end of discussion. Vote of AYE passes unanimously on bylaw proposal for annual meeting.
2. Waiver of annual HOA fees for current/future owners of property upon which fire easement has been granted. This is in lieu of the other suggestion of having the easement property deeded to the HOA (requiring more expense and legal issues). Vote passes unanimously to allow these HOA fees to be waived.
3. Liability/Directors and Officers Insurance. Combined quote insurance for the HOA and directors/officers from American Family Insurance, was \$887.00 annually for \$4 million in HOA liability and \$1 million in officers/directors coverage. There is currently not enough money with the HOA to cover legal fees and judgments, etc., in the case of legal action. Great concern on the possibility of a Special Assessment payable by all HOA members individually, if no insurance in place in order to cover these costs. Board approval unanimously with AYES on the resolution for the purchase of the liability insurance.

4. Change to Dues Payment Date(s) and Late Payment Fees. The current duration of fees due times and late date is too extended. A monthly late fee should be added once July 31st comes. A fee for lien placement should be assessed. Notification will be mailed in accordance with ORS 94.430. Forms of payment will be stated clearly and only certain forms will be accepted. Payment of dues in person will only be accepted at the annual meeting. Vote has passed in unanimous AYES for this resolution.
5. Reserve Study. The possibility of an inflation on our annual dues. Concern was voiced by Phil Murphy on the event that there is more in the reserve than is actually being currently spent then members may begin looking for items/projects to spend it on.

There is not a lot spent with our HOA for the annual expenses. Annual training for current and future officers would be a valid concern/use for the HOA funds. A reserve study cost is \$3500...and it would look into the cost of different expenses for the HOA (ie, mailboxes, road maintenance, etc.) and make a recommendation as to whether there should be more set aside in the reserve. Is there a trend in the amount for the accounts? Is it trending upward? There is nothing in bylaws as to what the board can change or increase/decrease the annual dues to.

A reserve study would allow the board to make a determination as to why dues may/may not need to be increased. Moratorium can also be placed – based on Consumer Price Index (CPI).

Board has agreed to table the discussion of the dues increase/reserve study until the next Board meeting.

6. Funding of the interest-bearing reserve account. There are now both long term and short term accounts. IRS reporting with non-profit. FREHOA monies to be split into thirds roughly: Free checking account (operating account); Long Term; Short Term - no fees for each of those accounts. Vote for the funding of the accounts into three different accounts passed unanimously of all board members.

New Business

Paul Burton: Gravel for spawning sites to be placed from downstream from Paul's house on the Fall River, to facilitate trout spawning and increase in fish numbers in the Fall River. Looking for volunteers to assist with this. Contact Paul Burton for further information.

Phil Murphy: Barbara and Phil would like to host an annual bonfire in their front yard. Everyone will be invited. More info to follow.

Alisha Petersen: Would like for the rental units to become more involved in the community. As a Homeowner, please make renters aware of meeting & important community information (ie, fireworks, fire season, smoking, dogs, evacuation route, etc.). If you know a renter, please invite them to community gatherings including, but not limited to, the FREHOA Quarterly Meetings.

With no further motions or issues raised, meeting was adjourned at approximately 7:00 P.M..

Next Fall River HOA Meeting

Date: Wednesday, March 6, 2019

Time: 5:00 P.M.

Place: Sunriver Library

Fall River Estates HOA Board Contact Information					
Name	Position	Address	Telephone(s)	Email	Term Expires
Tom McManus	Chairman	15161 Riverloop Dr E	541 323-6970 (h) 702 326-4627 (c)	ttmcmanus2004@yahoo.com	06/01/20
Alisha Petersen	Treasurer	15042 Riverloop Dr W	541 390-5006 (c)	adpetersen75@gmail.com	06/01/19*
Keli Brinkman	Secretary	54871 Jack Pine Road	503 949-2501	angelorchidkn@hotmail.com	06/01/20
Craig Snitker	Director at Large	15082 Riverloop Dr W	503 428-8032	craigsnitker@gmail.com	06//01/20
Paul Burton	Director at Large	15148 Yellow Pine Loop	541 593-6891	pburton1944@gmail.com	06/01/19
Bill Swanson	Road District 2018 Outgoing Chairman	15134 Yellow Pine Loop	541 598-0783	alicewilly14a@frontier.com	12/31/18
Aaron Francis	Road District 2019 Incoming Chairman	15195 Yellow Pine Loop	541 228-1019	Aaronf140.6@gmail.com	12/31/20

* Replacement Treasurer appointed October 2018, until next FRE election.