

FREHOA Annual Meeting Minutes

Saturday, June 1, 2019; 10:00am

Sunriver Library, Sunriver, Oregon

FREHOA Board Members in Attendance:

Tom McManus, Chairman; Keli Brinkman, Secretary; Alisha Petersen, Treasurer; Craig Snitker, Director-At-Large; Paul Burton, Director-At-Large

Opening

FREHOA Member sign-in, dues and information updates upon entry to meeting

Pledge of allegiance

Opening and Introductions: Introduction of all FREHOA members; Introduction of HOA Board Members

Speakers:

Guest speaker, Chip Rose: Mediator, Attorney & Professor of Law, Pepperdine University.

Topic: Conflict Resolution

Chip Rose talked about his primary background in family law and mediation. He spoke that disagreement is different than conflict. There are differing opinions on how you handle the different perspectives. A conflict is a disagreement that is out of control; not reaching a resolution. What creates conflict? Dwelling on micro-issues but taking it to a macro-level. There is a concept of timing on the macro-level: Don't get stuck on the micro-level. Think forward to the macro-level: What creates conflict? Threats to one's self-interest. What kind of a solution is there? Generally, an external solution, however, the best solution is the internal one. Identify both self-interests between yourself and the other party.

What is The Rule of Law? 1) Institutionalize dispute resolution; 2) A set of values held by a geopolitical unit. What is the path for us to achieve our most valuable solution? If one goes to court, then one is settling for a low-standard of outcome.

What is needed for resolution of conflict? 1) Effective communication; 2) A commitment to work to a solution; 3) A process structure (gather the facts); 4) Goals – what are the goals the parties share? Parties won't be able to achieve an outcome without the same goals.

The roll of a professional in conflict process structure is to pay attention to the message the parties are sending. If the two sides are committed then they will be able to achieve a positive outcome and are possibly still open to conflict mediation.

Guest speaker, Chief Mike Supkis, LaPine Fire Department.

Topic: Wildfire Safety and Lessons Learned

Chief Supkis began with an overview of the Paradise Fire (Paradise, California) information. This was a large area which skipped ahead and blocked evacuation routes. The conditions for the fire and why/how it spread so quickly (fuel, weather, winds). A fire engine was on scene within 10 minutes from the initial 911 call. There was a delay in air attack. Here, we have 911 reverse call system and you may sign up online. Chief Supkis showed multiple photos of the fire and damage. In the Paradise Fire there was serious traffic gridlock. While some things (buildings, etc.) burned, some did not. A review on this showed certain types of flora, clutter around house, vegetation, and so on that lead to the fire pattern.

Chief Supkis then showed a video on the recent LaPine wildfire. A Lodgepole Pine thicket of 40 acres was never treated (reduced or thinned). Ladder fuels stacked up for a long time. A possible way to prevent this was to have “Lollipopped” the trees 6-8 feet up from the ground and clear ground fuels.

Wildfire Prevention Focus: Fuels, fuel management, and forest health. Proper Prevention: utilities, firearms, fireworks, ATVs, homeless camping. Work on hardening homes and 5 foot zone in Wildland–Urban Interface (WUI)¹ and urban environments. There needs to be changes in Zoning and Building Code Improvements.

Evacuation: Is it realistic on a large scale with little notice? Are there “Safe Havens?”
Successful Wildfire Suppression: The initial attack – needs to take place in the first hour. Neighbors and family need to be aware of kids and elderly in the neighborhood and think about how to get them out. An Old Wives’ Tale: Fire does not suck the oxygen out of the area. To prevent smoke inhalation you must get down low even if you are outside; there is less smoke down low.

Ponderosa Pine versus Lodgepole Pine:

Ponderosa: A fire adapted species; long-living healthy forest 300-400 years; frequent 3-12 year fires but low to moderate fire intensity; creates a park-like setting; 6-20 stems per acre; thick fire-resistant bark; deep tap root system; needles that can absorb moisture directly from air (early morning fog).

Lodgepole: A disturbed site fire-dependent species; short lived less than 60-80 years; beetle kill susceptible.

¹ The wildland-urban interface (**WUI**), defined as the area where houses are in or near wildland vegetation, is the area where **wildfires** pose the greatest risk to people due to the proximity of flammable vegetation. **Wildfires** frequently burn houses in the **WUI**, and are most difficult to fight there.

Old Business:

Quarterly Meeting Minutes (dated March 2019) reviewed and approved by all HOA Board Members.

New Business:

HOA election results announced: Kathy Mills is the new Director-At-Large, replacing Paul Burton; and Maralee Douglas is the new Treasurer, replacing Alisha Petersen. Brief descriptions were given on new resolutions. New information on the election results have been posted to the community board and by email blast.

Tom McManus, Chairman: A brief discussion was given on the status over the SRD/HOA issues at hand. Tom McManus, Chairman, spoke on the information from the earlier guest speaker, Chip Rose, on conflict resolution. We hope to use the tools Mr. Rose discussed to end future conflict with the SRD, and improve communication to benefit Fall River Estates. From the perspective of the HOA, based on the decision of the Deschutes Board of County Commissioners (BOCC), this matter is closed.

Treasurer's report:

Outgoing Treasurer, Alisha Petersen reported the total account balances as of June 1, 2019 were \$34,931.73. This breaks down as follows: Checking Account, \$8,931.73, Money Market, \$13,000 (matures 05/17/20), and Certificate of Deposit, \$13,000 (matures 05/17/20).

Maralee Douglas, Incoming Treasurer, also made a report on the 2020 Budget. Based on her evaluation, no increases in dues are necessary in the coming fiscal year.

The basis consists for this decision was (a) the total cash available on hand, and (b) an estimate of funds necessary to replace the mail boxes, about 10 years into the future. In addition, the HOA budget for 2019-2020 includes a line item of \$5,000, held by the HOA, which may go to the SRD for future work. All requests by the SRD for additional HOA funds for road repairs or snow removal, must be made in writing, and justified as to the use of the funds provided.

We want to thank Alisha for her service, and also thank Maralee for taking on the difficult position as HOA Treasurer for the next two years.

Craig Snitker, Director-At-Large: Website update given - a work in progress on changing, editing and adding information to the site. Most past meeting minutes are on now on the website, and further additions and editing for removal of unnecessary member personal information found on the website, will occur.

Adopt-A-Road: Our section is looking pretty clean; nothing new at this time. Volunteers are always welcome to assist with Fall River projects.

Open Discussion:

Website Information, Privacy and Telephone Issues:

Kate Stough, FRE Member: There are no Annual Meeting Minutes from 2018 that she has in her possession or on the FREHOA website (Note see website information above).

Traci Sparks, FREHOA Member : In regards to Snow Removal Documents, Traci Sparks, would like their personal information to be removed from the website. Vicki Russell (FREHOA Member) stated that in doing business, a contractor needs to figure out a way to change their personal information (i.e., use a post office box, etc.).

Please identify any objectionable information that should be removed from the website to Member at Large, Craig Snitker at 503 428-8032.

Note: As the website contains useful contact information about Fall River Estates, used by realtors and others, the HOA will retain the website open to the public, but will actively remove any personal information that is unnecessary. Some of this information was provided by the SRD in response to an information request by District Attorney, John Hummel.

Sue Napier (Non-FREHOA Member) also suggested homeowners-access only for the website (for allowing access to the HOA phone list, etc., and an opt-in or opt-out phone list for FRE property owners was discussed.

Note: The HOA has intentionally not distributed any member telephone listings for a number of years, as has been done in the past due to privacy concerns. Rather than developing a opt-in/opt out database that will need constant revisions, our Board members (Treasurer and Chairman only) routinely update and have access to our member database, and will assist any member in connecting with other members, as needed. Please call Tom McManus (541 323-6970) or Maralee (541 385-6590) if you need to contact another member.

Bylaws Comments:

Kate Stough spoke on the FREHOA bylaws. Language in the Bylaws were a source of confusion for some. There has been an increase in folks moving here as residents or property owners within last 7-8 years. Much different demographics than in 1993.

We have also lost a lot of the original folks from 1970s, 80s, and 90s. My effort is to avoid any confusion in the future of the bylaw section.

Kate proposed a revision in Article 5 of the Bylaws in regards to directors; Paragraphs 2 & 3. Kate acknowledged that the Bylaws, to her understanding were inaccurate, and should have been changed years ago.

Kate's understanding is that at one time (for one time only), the FREHOA appointed an SRD person; but since that date, this bylaw has not been followed. Kate stated that "We (board

members from the past) should have read this and fixed it then.” Kate would like the change done now so there is no more confusion. Kate stated her intention is for the FRE HOA Board to place this item on the agenda of the September 2019 Quarterly Board Meeting. Kate gave handouts on this to the HOA Board Members.

Jenn Harris FREHOA Member, asked if this was to simplify the language? Or to remove the paragraph? Kate Stough stated that volunteers have been asked for the SRD Board for many years. Kate asked if the HOA Board would consider this for the next Quarterly Meeting and Tom McManus said we would need to discuss this because the results of the election showed more in favor of the bylaws staying as written (for the nomination to the SRD). Tom reiterated that in the June 2016 annual meeting he made a comment that the new bylaws needed to be rewritten; they are poorly worded. Kate stated that the Bylaws do not represent reality from 1994 to now.

Note: With regard to immediate changes in the Bylaws, the HOA revised and released an updated version (posted and distributed by email blast on June 5, 2019) that permanently amended some of the language (as decided by resolutions made in the June 2019 Balloted election) and edited other sections by annotation in the revised bylaw document, striking out sections that are inaccurate.

As there are many other sections of the bylaws that require updating and improvement, it is the intent of the HOA Board to have these changes made and approved by ballot before the 2020 annual election. These issues will be on the agenda of future HOA Board meetings, and member suggestions on changes can be made via email to Tom McManus.

Neal Ehlen, FREHOA Member, asked why a secret vote on each ballot? Tom answered that this was done to prevent copies being made and multiple votes using the same ballot. Neal said he thinks we should “keep it simple.” Tom stated that the Board was trying to maintain ballot security, since this has been an issue of concern by members in the past. Only one person with the secret code (Keli Brinkman, FREHOA Secretary) could decode the ballots, should a question come up, to ensure one vote per lot. Keli Brinkman stated: “I have the code and don’t keep ANY kind of record in regards to who voted for what.”

Sue Napier confirmed that none of the HOA ballots were opened in advance of the ballot counting by she and Kay Korzun, who both volunteered to be independent (non-Board) vote counters. Sue stated she does not know how anyone voted in the either the HOA or SRD election. According to Sue, “Kay and I initialed every ballot that was counted in case we needed to go back and check. I represented the community; not the SRD or the HOA.

Sue further stated that "she was concerned that Tom will continue to pursue the issue with the BOCC and legally. I don’t want this to continue on with this for the community. No more legal fees.” Sue requested a resolution by the HOA Board to not continue the dispute with the BOCC or attorneys and to figure this out for ourselves. Sue stated “We gave up our time in order to

do the tallying of the ballots for both votes.” Tom McManus stated he would like to move forward in resolving the conflicts.

Rod Napier, Non-FREHOA Member, asked Tom if he accepts the results of the SRD ballot? Tom questioned, “Personally or as the HOA Chairman?” Rod replied, “Both.” Tom answered, “I do accept the votes as presented by Sue and Kay.”

Note: The HOA will continue to use secret ballots next year as sufficient mailing and secrecy envelopes have already been purchased for the next election. Using a secrecy code is done on all government election balloting, and can be easily done by the HOA and SRD. It is not confusing.

To be clear from the minutes, the HOA Board is not challenging the results of the SRD election. We all want the community to move on, after a prolonged and unnecessary dispute with the SRD. Honesty, open discussion, less hostility, and better communication – we need to heal and move forward. The entire HOA Board is open to doing just that, for our community.

Annual Meeting was adjourned.