

Fall River Estates Homeowners' Meeting Minutes

October 1, 2016

Present:

Alice Swanson

Kate Stough

Bill Swanson

Larry Foster

Mike Armstrong

Lori Fowlds

Barbara Krane

Alice Swanson called the meeting to order at 10:00 a.m. She explained that this "Turnover" meeting was required in order to satisfy our bank requirements for signature changes on the Fall River HOA account at the Bank of the Cascades.

The positions of the new board were named: Larry Foster is Chair, Mike Armstrong is Director-at-large, Lori Fowlds is Treasurer, Barbara Krane is Secretary and Barry Ketrenos is Director-at-large.

Alice asked which board member was filling a one year term, and Larry Foster explained that it was Mike Armstrong.

Kate Stough discussed in detail the responsibilities of the Mail Station Coordinator, including an explanation of all attached documentation, costs of boxes and replacement keys/locks, and how to coordinate logistics with the Sunriver and Bend Post Offices. Mike Armstrong agreed to take over Mail Station responsibilities.

Alice Swanson then explained in detail the responsibilities and procedures of Treasurer. All financial data is current on QuickBooks, and in addition Alice has been using a duplicate self-created system in Excel. All homeowners are currently paid up in HOA dues with two exceptions, one of which has promised to bring his dues over to Alice this weekend. (Update as of Monday, October 3 – that homeowner did in fact pay dues). As of Monday, October 3 only one homeowner has not paid, and there seems to be some confusion as to his contact information.

Alice then outlined the current bill schedule; including the dates and amounts for filing HOA tax returns (March 15) and the Annual Corporate Renewal Fee.

Barbara Krane will be responsible for updating Homeowner names/address lists as changes are noted.

Barbara Krane asked about the specific status of our Homeowners' Association non-profit status, as pertaining to the ability to deduct fees as a charitable contribution. The Fall River HOA is not a charitable non-profit, and fees are not tax deductible as such.

Kate Stough explained the Income Tax File Folder, explaining where all necessary forms and tax i.d. numbers are listed. She also made sure all attendees had copies of Fall River Estates HOA board job descriptions and duties.

Kate and Alice explained the Lien procedure and forms, and emphasized that they had never needed to file a lien during their tenure, and had always resolved issues without that necessity.

Kate introduced copies of the CC&R Enforcement procedure. Alice explained that, like liens, the HOA board can decide to legally level fines for CC&R violations, prior to attorney involvement. That is an additional tool to prevent court and legal fees.

Alice gave some background as to why the State of Oregon and Deschutes County require HOAs and CC&Rs. She explained that HOAs and their boards are mandated by the state, and are bound by law to be the governing body to all neighborhood complaints and violations, so that the State and County law enforcement only need to step in when issues cannot be resolved by HOA boards. She explained that even if the HOA were to be eliminated, we are still bound by the State and County by existing by-laws and CC&Rs. Alice explained how her board tried to resolve issues by communication and, in the case of the chicken violation, offering legal options to change CC&Rs, and had never fined any violations. She used a hypothetical example of someone “placing 250 toilets” on their front yard as a possible situation where fines might be effective in solving or resolving disputes.

Kate showed an example of the form letter sent to violation complaints. Alice explained that prior to a form being filed, someone from the board physically verifies that the complaint is valid. Currently there is only one complaint on file, for violation of short-term rental. A letter detailing CC&R decisions involving short-term rentals was sent to new owners. There is also a file containing past CC&R issues dating back to 2005.

Should any Fall River Estates homeowners wish to acquaint themselves of State of Oregon governing laws pertaining to Planned Communities (HOAs), Larry Foster and Barbara Krane have folders with that information.

Alice Swanson explained the procedure for Escrow and Property Title transfer requests including the amount of fees we charge for this service. Barbara Krane will take on this responsibility.

Bill Swanson was introduced as Road District Coordinator, and will be attending all Board meetings as such. He explained the Adopt-A-Road program, which includes two total miles of South Century and Fall River Drive. A form re-registering us for this program needs to be filed each year. The coordinator for Adopt-A-Road organizes and publicizes clean-up activities, notifies and County, and obtains oranges safety vests and cones from Deschutes County. Larry Foster and Mike Armstrong will become involved with this program.

Bill then described the current status of our participation in the Fire Wise program. We received a 10-year national recognition as a Fire Wise Community. A representative will be coming to Fall River Estates and assessing all lots, even those not technically in the Estates, so that we can retain our Fire Wise status. Bill Swanson will organize work parties to address fire abatement issues involving common property and BLM land surrounding Fall River Estates. Bill Swanson and Ailene Winge will be contacted as to when individual lot assessments are scheduled, to help in gaining permission to view lots. Larry Foster and Mike Armstrong said that they would work with Bill Swanson in helping homeowners deal with their individual assessments.

The new Board bank accounts signees, Larry Foster (Chairman) and Lori Fowlds (Treasurer) need to go with Alice Swanson to the Bank of the Cascades in order to change account information.

Meeting was adjourned at approximately 12:10, Saturday, October 1, 2016.

Respectfully submitted,
Barbara Krane

Postscript: a tentative date for the next Board meeting is 8 a.m., October 29. Exact time, date and location will be publicized as soon as it is finalized.