

Fall River Estates HOA Annual Meeting

Saturday, June 3rd Meeting Minutes

General Announcements:

Your **\$100.00 Annual HOA dues for 2023** are due on **7/1/2023** and will be considered past due if not paid by September 1st, 2023.

If you still need to pay your annual dues, you have two options:

- Mail to FRE HOA, 15148 River Loop Dr. East, Bend OR 97707
- Drop off at a Board members home (see table at the bottom of these minutes for their addresses.)

HOA Elections:

Election Buddy will be used again this year to elect officers and approve the 23/24 FRE HOA budget. It will also be used to vote on changes to the CC&Rs. (Note: Changes to the CC&Rs require a 75% approval by all lot owners.)

- **Expect an email on 6/10.** (If you do not receive an email by 6/11, please contact armstromike@gmail.com or workd11@gmail.com)
- Voting will be open from **6/10 to 6/23**

We are looking for volunteers to be on the FRE HOA Board. If you would like to volunteer for a Board position, please respond by 6/9. There are four open positions available this year:

- **Treasurer** – Gene Constant is resigning as of 7/1/2023.
- **Secretary** - Kay Korzun is running for this position again.
- **Director at Large #1** - Don Work is running for this position again.
- **Director at Large #2** - This position is open, however not required to fill.

Finances:

Bank Balance: \$48,543.65 as of end of May. This includes a \$13,474 CD.

Review of 2023/2024 Budget:

A copy of the proposed budget is attached to this email.

Contributions to the Special Road District (SRD) will be a separate line item in Election Buddy.

Discussions Concerning Changing the CC&Rs

- **Allow chickens**
 - Everyone at the meeting was on-board with excluding roosters.
 - How many chickens are too many?
 - Using regulations other places have used to control chickens in their neighborhood.
 - Chickens attract predators such as coyotes, wolves, cougars, and minks that have been seen in the Fall River area.
 - Election Buddy will now read:
Shall the CC&Rs be amended to allow up to four chickens, no roosters, in a confined pen on the back of the property no closer than 50 feet to adjoining property.
- **No blue tarps**
 - Concern was expressed that this one regulation would be the start of too many restrictions going forward.
 - Several attendees pointed out how blue tarps really stand-out in our forested area.
 - How would this regulation be enforced? Wouldn't it be more neighborly to recommend not using blue tarps rather than making a rule?
 - Election Buddy will now read:
Shall the CC&Rs be amended to forbid the use of blue tarps on Fall River Estates HOA property.
- **Decision:** Future change requests to the CC&Rs should be made on the FRE HOA website (<https://fallriverestates.org/>) in the "Drop us a line" form. The person making the request will be asked to explain at the next FRE HOA meeting.

Firewise Update

As it worked out with the number of applicants for the 25K grant, each lot can use up to \$1,000 for tree removal by ProTree. FRE HOA is paying for the work. When it is completed, the HOA will submit the payments made along with the “before” and “after” pictures for reimbursement from the Forest Service. All work needs to be completed by June 15th. Kyle from ProTree believes he is on track for completion.

Not all of the 25K from our grant will be consumed so there will be money left over to hold a **chipping event on June 14 and 15. All branch piles need to be on the roadside by June 13.** Branches need to be placed so the thickest part is facing the road. You can decide if you want to keep the chips or have them taken away.

Please note that no bitterbrush, dirt, or pine needles will be picked up during the chipping event. For those items, the **LaPine transfer station is free from June 3rd until June 17** except for Sundays. John Burns offered the use of his trailer if you need one to transport your yard debris.

The UDRC is again offering \$500 grants this year for tree clearing for work this Fall. You can submit an application starting July 1st. Their website to apply is <https://udrc.org/programs/>. Please note that if you received a UDRC grant last year, you will need to wait until 2024 to apply again. This grant requires you to pay the invoice and then UDRC will reimburse you – often within three days.

Additional Questions from Attendees

The question was raised if beehives are allowed in Fall River Estates. No one had any information that they were prohibited.

Action Item: Tom Baumbach to provide information on how a college extension program can help you set up a beehive.

If you are a Verizon cell customer and have an opportunity, please encourage Verizon to rent space on the base transceiver station that AT&T recently built nearby. Ron Brown reports he gets good cell coverage with AT&T now that the tower is near.

BOARD MEMBERS CONTACT INFORMATION:

Name	Position	Address	Telephone	Email	Term Expiration
Mike Armstrong	President	15165 Yellow Pine Loop Bend, OR 97707	541-480-7892	armstromike@gmail.com	6/1/2024
Eugene Constant	Treasurer	P.O. Box 3022 Monterey, CA 93942	415-971-6116	eugene@ansavoice.com	7/1/2023
Kay Korzun	Secretary	15002 River Loop Dr. W Bend, OR 97707	503-329-5823	kkorzun@hotmail.com	6/1/2023
Don Work	Director at Large	15110 Yellow Pine Loop Bend, OR 97707	360-606-7311	workd11@gmail.com	6/1/2023
Greg McKeever	Firewise Chair	15104 River Loop Drive East	541-350-3393	bgmcsquared@gmail.com	N/A

ATTENDEES:

Mike Armstrong
Eugene Constant
Don Work
Beth McKeever
Carol Crow
Vic & Vicki Russell
Ron Brown
Jeremy Askew
Mike & Debbie Edenfield
John Burns
Aileen Winge
Rick & Darla Thompson
Darryl McMillen
Larry & Cindy Foster
Dan & Emily Mooney
Bill & Alice Swanson
Cole Foster
Tom Baumbach
Brian Zinniker
Pat Moran
Phil Murphy
Larry & Billie Roland
Kathy Mills
Cynthia Evans