

**April 18th 2024**

**DRRH 9 Unit 9 Meeting**

**Present: Miranda Wells, Kristie Focht, Andrea Palle, Allison Ulrich, Richard Gardner.**

**The meeting was called to order at 6:00 PM.**

The meeting opened at 6:00 PM, starting with Miranda Wells moving to approve the minutes from January 18th, seconded by Richard Gardner. The motion carried.

**Treasurer's Report:**

- Updated financial reports are available on our website. We are currently under budget and in good financial standing.
- A slight modification to the proposed budget will be posted online by the end of April due to the costs associated with updating park signage. A vote to finalize this budget will occur in June.
- The annual letter & HOA dues invoices will soon be emailed to those on file with QuickBooks and mailed to others. Online payments are available through QuickBooks. For email additions, contact Kristie at [treasurer@drRHunit9.org](mailto:treasurer@drRHunit9.org). Using email saves on costs and time.

**Board Elections:**

- Those interested in board positions should reach out to Kristie. Most board members said they would be willing to serve again next year if elected, but Miranda indicated she would love to see another person in the role of president next year. Elections will be held at the August annual meeting.

**Important Dates:**

- April 23: Attend the County 20/40 meeting at SHARC to discuss local enforcement and resource concerns.
- May 4: Park cleanup day; 11:30 to 2:00. Pay dues and collect parking passes on-site. Passes are also available for a \$25 fee to non-DRRH9 community members who live in DRRH (our neighbors to the north). Contact Kristie for purchase.

**Park Updates:**

Preparations are underway to improve the park for the warmer months. New signs are being printed to replace old ones, clarifying:

- Location boundaries (from Kingsburg to Upland)
- Park hours (Dawn to Dusk)
- Security cameras are in place and monitored 24/7

The board hopes signage that clearly outlines what is allowed and what is not will empower community members to point the signs out to people who are using the park in the wrong

way. If you are at the park and see dangerous or illegal behavior including squatting or drug use, please call the Deschutes County Sheriff. Their number is [541-388-6655](tel:541-388-6655). These issues have not been an issue yet, but as more homeless communities target Central Oregon and nearby parks, a lack of monitoring could result in issues arising at our park. The board would like to be proactive and ask for help to prevent this from happening.

Board members met at the park painted over graffiti, and began the general cleanup which included limbing up trees and removing garbage. They would like to thank Kevin who owns Twigs & Trees for helping with this project even though he is not a member of our community. They also added more security cameras that record activity. A porta-potty will be arriving on May 7th and will be at the park through Labor Day weekend.

There are new ORS laws that will provide more protection for the park and may allow a natural playground to be added as long as it is maintained. Miranda is working on this project and will begin fundraising activities to make it happen. If you are interested in helping or contributing to this project, please contact her.

On May 4th (Saturday) from 11:30 to 2:00 there will be a larger community cleanup event. The board asks property owners to stop by and lend a hand. You can also pick up your parking passes on this day. They are free to members of our HOA who have paid their dues and are limited to two per lot. Additional passes are available for \$10. This will be a fun event!

If you are unable to pick up your passes on May 4th, please coordinate a drop-off or pickup time with Kristie. Property owners who live out of town can receive passes by mail.

#### **CC&R Enforcement:**

As mentioned in prior board meetings, the board is legally bound to enforce the CC&Rs. CC&Rs cannot legally be changed for three years and 75% approval is needed. The Board's goal is that community awareness grows as to what these CC&Rs are and for future owners to look closely at the CC&Rs and follow them when considering purchasing a property in our community.

Please note the following:

- The CC&Rs were approved in May of 2012. Since that time they have been publicly available to our community members.
- Real Estate Brokers legally must send HOA information (including bylaws and CC&Rs) to prospective buyers during a transaction. People who purchased property in our community have reviewed or have had the opportunity to review these documents before buying the property.
- The CC&Rs and Bylaws are published on the HOA website here: <https://drrhunit9.org/cc%26rs%2C-by-laws%2C-hoa-map>

Rough Draft of Process:

- A formal process for submitting a complaint (probably a Google document) will be drafted and approved in the next month. This document will be available for anyone wanting to file a complaint. Photos and any proof of the violation will be requested. If a claim is incomplete or not compelling, it will not be pursued. The name of the person reporting the violation will not be disclosed.
- The board will review these complaints on a schedule (TBD) and will contact the owner of the property that has been reported, allowing them a set amount of time (not determined yet) to respond and either pay the fine, present a plan to remedy the violation or prove there is no violation.
- If a fine is given, it will be invoiced to the owner and will be added to their yearly amount due. Fine violations will be limited to \$250 per year.
- Money collected will be used to build reserves for the HOA and will most likely go towards park improvements in the future.
- The secretary (Andrea) will be working with community members to develop this process. If you are interested in helping, please contact her at [secretary@drRhunit9.org](mailto:secretary@drRhunit9.org).
- Some owners have already been reported to the HOA and some of those reports have been passed onto the county in the HOA's name (person reporting remains anonymous) as requested by the person reporting the violations.
- More information will be available at the next board meeting in June. We ask for patience and understanding as we are volunteers who are in a precarious position of trying to enforce rules we didn't set against our neighbors. It is a thankless job, but one we will do fairly. Our goal is to limit the negative impact of neighbor vs neighbor angst and improve our community.

**Canal Improvement:** Miranda is working with various groups to improve the water level at the canal. She is making good progress. It is a complex process with various government agencies involved. If you would like to work with her on this, please contact her at [president@drRhunit9.org](mailto:president@drRhunit9.org).

**County 20/40 meeting at the SHARC April 23<sup>rd</sup> at 3:00:**

Miranda requested that community members attend this meeting or send concerns to Deschutes County Commissioners if possible. The board and attending community members voiced the following concerns during the meeting.

- We all pay a lot of taxes and property taxes and we don't receive the same support that other communities such as Bend, Tumalo, and Redmond receive. We pay a higher percentage in property taxes than other owners do in some of these areas.
- We are the 4th largest community in Deschutes County so we should be heard.
- The current proposed plan from the county does not in Miranda's opinion provide support for the following issues:
  - No public water & public septic
  - Need for more resources related to all items in the plan with our large growth (such as a high school and preschool).
  - Allowing growth with no management of things like wildlife crossing
  - Need for more commercial properties in the area (not in people's houses, but sites for restaurants, grocery stores, etc)

- Need for overall growth management
- The county determining that many of the lots in our community are not "buildable" has caused issues including tension among neighbors. Many of the lots are being used in a way that is against the County's rules and our CC&Rs, yet county enforcement is lacking. If the county takes our tax money, they should at least enforce their own rules and provide support for our community as they do other communities. It is not right for our community members to have to shoulder these burdens when other areas within Deschutes County do not.

If you cannot attend the meeting and want to voice your concerns, please email the County Commissioners at the following addresses.

Planning Commission <[PlanningCommission@deschutes.org](mailto:PlanningCommission@deschutes.org)>

Tony DeBone <[Tony.DeBone@deschutes.org](mailto:Tony.DeBone@deschutes.org)>

[patti.adair@deschutes.org](mailto:patti.adair@deschutes.org)

Phil Chang <[Phil.Chang@deschutes.org](mailto:Phil.Chang@deschutes.org)>

Kathy DeBone <[lapinekathy@gmail.com](mailto:lapinekathy@gmail.com)>

[dricher@lapineoregon.gov](mailto:dricher@lapineoregon.gov)

**Q&A:**

A community member asked if we would be billing for unmapped lots. Kristie let her know that we are not yet as this is a process that is being worked on.

The question was raised as to if the HOA can be dismantled. The board responded that this would be a lengthy and difficult process and if the community member wished to pursue this she should investigate what it would take. The board also stated that the HOA's main function is to provide liability insurance for the park and keep it in good working order and safe for all to use. Each community member is a deeded owner. Without liability insurance, any claims against the park could be put on the owners in DRRH unit 9 directly, possibly costing much more than our current dues.

The question came up if dues will be raised. The board has no interest in raising dues but would like to build up more reserves through community fundraising events.

A motion was made to dismiss the meeting by Andrea and approved by Rich. The meeting was adjourned at 7:00 pm.