

Meeting Notes DRRH Unit 9 Meeting January 18, 2024

Present: Miranda Wells, Kristie Focht, Andrea Palle, Allison Ulrich, Richard Gardner, and Lloyd Clark (via phone)

The meeting was called to order at 6:00pm by Miranda.

1) Positive Survey Results: The recent survey conducted yielded many results that were shared with the community. The board thanked the community for their feedback and encouraged more members to provide their email so that more members can participate in future surveys and receive electronic information.

The members expressed their appreciation for the new meeting structure which is allowing members three minutes for questions while reviewing agenda items with a question-and-answer session at the end of the meeting. This format was seen as a more efficient use of time.

2) Approval of Previous Meeting Notes and Financials: Miranda proposed, and Rich seconded the approval of the last meeting's notes.

3) Financials: Kristie reviewed the financials and let members know that the December financials were published on the website, showing a budget versus actual comparison. The HOA is operating within its current budget. Kristie also prepared a preliminary budget for 2024/2025, focusing on building a reserve fund to cover future replacement costs of park structures. It was noted that the current structures may last many years, however money needs to begin to be set aside in the budget for future maintenance and possible replacement of the structure when needed. This preliminary budget will be published on the website. Members were encouraged to review these documents.

4) Insurance Claim Request by Cindy Grossman: The board was requested to file an insurance claim as is legally required by the State of Oregon (ORS 60.394 Mandatory indemnification). The District Attorney dropped and expunged all charges against Cindy Grossman in regard to the confrontation that occurred in August of 2023. An insurance claim has been submitted for her attorney expenses as she has claimed that she was acting on behalf of the HOA. The next step is for the insurance company to review the claim and decide if it is valid. The HOA has liability insurance for their board members. This insurance policy is separate from the insurance policy that insures the park.

A discussion commenced on Cindy's legal fee reimbursement, but the exact question was unclear. The community member who initiated the discussion did not respond when called upon at the end of the meeting to continue the discussion.

Park and Event Initiatives: Miranda discussed enhancing park safety and the organization of various events. Possible plans include a volunteer-run vendor market in August, monthly summer movie nights, and holiday events like the Fourth of July. There

was also a call for help from the community for these events. Although no specific events have been decided on, the board asked for any input and or volunteers from the community to try to turn these ideas into fun events.

Park Signage and Security: The board plans to update park signs to include park closure times (dawn to dusk) and to provide guidelines for everyone at the park. There was a conversation about consolidating signs for efficiency and clarity, including defining the boundaries of Unit 9 (from Kingsburg to Upland). Plans were also made to install additional cameras for monitoring illegal parking. An emphasis was made on avoiding policing while still capturing evidence of violations. Lloyd has been coordinating with the road district for no parking signs on Island Loop Way.

Use of Park by Other Units and Parking Passes: Discussions were held regarding allowing other DRRH units to use the park with the purchase of a parking pass. Non-Unit 9 residents in DRRH are allowed to use the park provided they purchase a parking pass to help offset park costs. The board opposed businesses using the park and deliberated on the introduction of daily and yearly park passes. The possibility of renting out the park and payment methods, like Venmo, was also discussed. This is a work in progress and more discussion is needed before final decisions are made.

CC&R Changes and Bylaws: The board explained that due to legal constraints, the CC&Rs cannot be updated until the next change cycle which occurs in 2027. At that time a large majority of all property owners would need to approve the change (approximately 75%). Both the ByLaws and the CC&R's are posted on the HOA website.

According to Oregon law, it is the HOA Board's job to enforce the CC&R's. It was also noted that many property owners review these CC&R's before purchasing a property in our community, so a good faith effort should be made to enforce them. In an effort to stay compliant and build community awareness as to what the CC&R's are, the board plans to start issuing fines for members who are not compliant and are reported. It is unclear exactly what this process will look like, but early discussions suggest that a member may report another member to the board and must provide evidence of a CC&R being broken. The evidence will be reviewed and the landowner who has been accused of being out of compliance will have a chance to respond. The board will then consider their response and work with them to come into compliance within a certain amount of time or issue a fine. Fines will be lower dollar amounts and will vary depending on what the CC&R is. For example, CC&Rs that address health conditions such as raw sewage being dumped will have higher fees than others. The overall goal of the Board is to build awareness of what the CC&R's are and improve the community.

Questions & Answers Session:

Financials: Questions regarding financials were addressed. The fiscal year runs from May to April, and the current year's expenditures are below budget. The website

(ddrhunit9.org) hosts financial information. The preliminary budget for May 2024 to April 2025 will be posted soon.

Homeless: Strategies for mitigating possible homeless people squatting in the area were discussed. The Board instructed community members to report any possible homeless encroachment with details and photos to the board. Efforts will then be made to notify the county and property owners of the possible situation. No reports of possible homeless people squatting on private property have been received by the board to date.

The meeting concluded with a focus on enhancing community engagement, managing park facilities, and addressing legal and financial aspects of the unit's administration.

Meeting was adjourned at approximately 6:45 PM.

Additional Note: Diane Harris resigned as Secretary on January 18th, just minutes before the Board Meeting. It was decided by the board that Andrea Palle would act as Secretary. Kelly Rice stepped forward to volunteer as the 5th board member and was voted in by majority vote. Kelly's bio and photo will be posted to the ddrhunit9.org website.

/s/ Andrea Palle, Secretary