

June 20th 2024

DRRH Unit 9 Board Meeting

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

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

The meeting opened at 6:00 PM, starting with Alison moving to approve the minutes from the April 18th meeting which was seconded by Miranda Wells.

Treasurer's Report:

Dues invoices were sent out on May 1st with strong collections so far. Financials and cash balance remain in decent shape.

President's Report:

Park improvements in progress with new signs in process of being installed. Thank you to the volunteers who have helped out so far!

Secretary's Report & CC&R Enforcement Update:

As previously discussed in our meetings, it is legally mandated that the CC&R's cannot be altered until 2027. Should community members seek changes at that time, a minimum of approximately 70% approval will be required to pass any new CC&R's. Our legal counsel has confirmed this obligation for bylaw enforcement, a responsibility that the Board will uphold.

In striving for fairness and consistency, the Board has established the following enforcement procedures:

Firstly, fines will be capped at \$250 per year per property owner, regardless of the number of CC&R violations attributed to them. Serious violations will incur fines of \$200, while less severe infractions will result in fines of \$100.

Secondly, the Board will meticulously interpret the existing CC&R's to determine violations collectively, ensuring decisions are made by consensus rather than by individual members.

A Google form has been submitted to the Board for reporting CC&R violations by community members. The Board is currently reviewing this form and the proposed fine schedule for approval. Once finalized, the form will be accessible on our website.

Decisions regarding violations will be based solely on the information provided by the complainant. Site visits will not be conducted, necessitating complete and accurate submission of all relevant information. Additional evidence, such as photos, documents, or building permits, can be submitted

to secretary@drrehunit9.org. Building permits can be located at <https://dial.deschutes.org/> by searching for the property address and then selecting "permits".

Upon receiving a complaint, the property owner will be notified and given 30 days to respond. If found in breach of the CC&R's, fines will be imposed accordingly. All complaints will be handled confidentially.

In certain cases, the Board may forward violations to the county if deemed necessary for the community's best interests and if it is requested by the person filing the complaint.

We anticipate that these measures will increase awareness of the CC&R's within our community. These regulations have been in place since 2012 and are readily accessible on our website, providing prospective property buyers ample opportunity for review before purchasing.

Discussion of County South County 2040 Plan: Miranda and Andrea attended a meeting at SHARC with County Commissioners and other community members. Key takeaways include:

- South County contributes approximately 85% of Deschutes County's budget through various taxes (e.g., property, short-term rental).
- Despite substantial contributions, South County lacks essential services such as a high school, a safe kids program, sidewalks, and adequate sewer and water infrastructure in DRRH Neighborhoods and south of our community.
- Critical community concerns include potential future homeless camps, limited law enforcement coverage, lack of fire hydrants, and the need for public water and sewer infrastructure.
- The county commissioners are currently allocating their budgets for the future, and community input is crucial for addressing these pressing needs.
- The Board plans to invite commissioners to our August meeting and encourages community members to attend and express their concerns respectfully.
- Increased community awareness and advocacy are essential to securing more services and funding for our region.
- Information on how to voice opinions through email and relevant websites has been shared in previous meetings.

These steps aim to foster proactive community involvement and advocacy for improved services and infrastructure in our area.

A motion was made to adjourn the meeting by Miranda and seconded by Alison.

The meeting was adjourned at 7 pm.