

DRRH UNIT 9 MINUTES (DRAFT)
Board of Directors Meeting
September 21, 2023

Executive Board Meeting:

Final ballot counts at 5:30 p.m.: 109 ballots received in total. 3 ballots received with No votes on all names.

Miranda Wells – 78
Richard Gardner – 90
Diane Harris – 68
Kristie Focht – 105
Andrea Palle – 79
Lloyd Clark – 78
Alison Ulrich – 43

Miranda voted in as President; Richard as Vice President; Diane as Secretary; Kristie as Treasurer; Andrea as 5th Board Member. Lloyd and Alison will be At Large members.

Miranda, as President, will become the primary account person and signer at First Interstate Bank. Cindy Grossman and Michele Kendal will be removed. Michele, as current signer, will go to the bank with Miranda to make this transition. Cindy's debit card will need to be cancelled and Miranda will need a replacement card for the recurring payments. The Board will need a second signer, designated person to be determined (except Kristie, as Treasurer, due to segregation of duties). Kristie will retain read-only access to online banking.

Executive meeting adjourned at 5:45 p.m.

Board of Directors Meeting:

Board Members Present: Miranda Wells (President), Richard Gardner (Vice President), Diane Harris (Secretary), and Kristie Focht (Treasurer)
Others Present: Andrea Palle (Board Member), Lloyd Clark (At Large), and Alison Ulrich (At Large)

Call to Order: Miranda called the meeting to order at 6:00 p.m. The newly elected Board members and roles were introduced, and each gave the name of the artist of the first concert they attended.

Minutes: The minutes from the prior meetings (July and August) were motioned for approval. Richard Gardner motioned to approve; Diane Harris seconded. Jill commented that the meeting minutes from the August 12th annual meeting were a bit confusing, vague, and light on details;

the Board promised to do better on future meeting minutes to include more details. Board meetings are now available on Zoom with recordings available on the website.

Treasurer Report: Kristie

Kristie reported that the August financials are on the website. Accounts receivable balance has gone down; many homeowners took advantage of the 50% off past-due balances and brought their dues current. Jill asked for clarification on whether the homeowners who paid would be sent to collections; Kristie said no, not if they brought their account current. Jill said it wasn't fair to other homeowners who are paying that some people got a reduction. Kristie clarified that this was a one-time deal in order to get our accounts receivable balance down to a reasonable amount and gain additional cash flow. Lue Anne reminded the attendees that sending someone to collections costs more than the 50% reduction given.

Proposed By-Law changes

Not much work has been done on these given the new Board just got voted in. Miranda commented that Oregon ORS laws cover enough where the HOA could choose to operate under those without having a separate set. The Board is also taking the feedback provided by the community into consideration. Lue Anne asked if the Board was committed to upholding the By-Laws and CC&R's as the previous Board didn't seem to be. Miranda asked for some patience from the community as the new members got up to speed on what the existing documents state. Alison made a request to make the documents public as they were under an access-only section of the website. Kristie agreed to make that change on the website. Kristie reminded the attendees that the intention behind the By-Law changes was to put wording in the document to provide added protection to the homeowners from negative financial impact such as the Board deciding to enter into a costly contract; instituting a cap on dues and assessments year over year; and proper segregation of duties such as the Treasurer should not be the one with access to bank withdrawals. Lue Anne would like the CC&R's to be enforced as they are written today; Richard responded that the CC&R's have never been enforced and it would be difficult to start enforcing now under the abandonment clause. Miranda would like to put a survey out to homeowners for their opinions on CC&R enforcement and By-Law language. Lue Anne said the prior Board used to file complaints with the County on behalf of the homeowners as some homeowners weren't comfortable making a formal complaint with the County and having their name on file as doing so.

Jill asked about the old drrh Gmail account and why no one was monitoring it. Kristie answered that the email account has 2 factor authentication turned on and no one knows who is receiving the code so it isn't monitored. The website has contact info and most people, through the dues and parking pass process, have been exposed to the new contact emails.

Subcommittee Status:

Kevin Smalling is no longer a member of Unit 9 but still wants to help the community. Richard will work with Kevin on existing projects to keep them moving forward. Kristie reported that community members have been asking for added signage with rules (open hours dawn to dusk; etc.) and gating and/or fencing. These projects are currently under discussion. Lue Anne asked

if we should hire a security company again, but the previous security company was costly and did not have much of an impact. There was also a Fundraising Committee led by Michele Kendall and Michelle Wimmer. The Board is soliciting volunteers for future park events (another Maker's Market, which was very well received; Halloween event for kids; etc.) Park rental is free for Unit 9 residents and \$100 for outside residents. Lloyd recommended adding a note about the park rental to the signage. Miranda would like Venmo signage at the park so people could donate to the expenses.

Brigitte asked if anyone has talked to Toy House and/or Sun Country about dropping their customers off at the park without paying as they continue to do so despite being told by the Sheriff's department that they were not allowed to do that. Diane said both companies have refused to pay for use. Kristie responded that many residents have complained about these rental companies as it inhibits their ability to enjoy the beach area and they should not be allowed at all, and it also increases the liability risk. Alison brought up putting a gate across Lunar/Solar/Stellar at Spring River entrance, but Richard responded that could not be done as the roads are public.

Other General Items:

- Electronic voting: Per ORS guidelines electronic voting is allowed and the Board will be offering up that option in future voting matters. Electronic includes online and email.
- Dismantling HOA: Jill and others have asked to put the dismantlement on the agenda. Kristie had the email Jill sent the Board, but Jill did not receive Kristie's reply, so she was not prepared to speak on the matter. The topic will be tabled for another meeting. Kristie read an email another community member sent in questioning the need for an HOA. One of the reasons Jill is in favor of dismantlement is because the prior Board, without community input, agreed to reimburse a Board member for hiring an attorney to monitor the special meeting and questioned what type of precedence that sent. The Board response is that dismantlement could be complicated, and there are risks involved where the park is concerned. If the HOA could not legally collect dues from community members, would there be enough volunteers to cover the park insurance? Currently almost \$9k per year and going up. Without insurance, if someone filed a claim, the Unit 9 property owners could each individually be liable for the claim costs. Kristie proposed putting this out for a vote with the pros and cons listed. Miranda would like to poll the community first because a dismantlement could be costly. Diane reminded everyone that the land at the park was titled to Unit 9, and what would happen to the park and the title? T D asked for clarification on Unit 9 as compared to Units 1-5. Miranda responded that Units 1-5 has no HOA, there has been a lawsuit filed, and the Unit 1-5 residents are at financial risk. Kelly asked why dues would need to be done via volunteers; it could be a tax instead? And recommended a skeleton crew HOA with limited members who collect dues, pay bills, and nothing else. Kelly's biggest concerns is the HOA will spend unnecessary money and continue to increase dues. Kelly also brought up that collecting dues by tax lot and not by lots owned goes against the current By-Laws. Lue Anne also asked about charging by tax lot vs lot. This topic will be tabled for later discussion.

- Three Rivers Planning – not an official Board topic but Miranda wanted everyone to know that the County is working on long term planning for certain areas but until now have not included Three Rivers. There is a meeting scheduled in October 18th at 5 p.m. If anyone is interested in attending, please email Miranda at president@drRHunit9.org
- Dues improvements: Feedback provided about dues and assessment caps. Andrea raised a concern about putting the cap too low in light of the costs, such as insurance, increasing at alarming rates.
- Kristie read an email from a community member that he would like to see, during an election, which position each person was interested in. Feedback was well received and can be implemented. Jill asked if the ballot counts would be posted. Kristie confirmed they would be put on the website.
- T D asked about fire prevention, and how to enforce neighboring properties who aren't maintaining their property. DRRH is in a high-risk fire area as there aren't any fire hydrants.

Meeting Adjourned at 7:15 p.m.

/s/ Kristie Focht, Treasurer