

**CRESTRIDGE ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 30, 2019**

MINUTES

The Board of Directors Meeting of the Crestridge Estates Homeowners' Association was held on Wednesday, January 30, 2019 at the home of Board Treasurer Deb Craiger.

The meeting was called to order at 6:00 pm by Board President Donna Evans who welcomed everyone to the meeting. Five (5) of the six (6) board members were present; therefore, there was a quorum.

Board Members Present: Donna Evans, President
Deb Craiger, Treasurer
Neil Ware, Secretary
Mike Mitchell, Director
David Quiett, Director

Board Member Absent: Dan Murphy

CLCM Representative Present: Susan Quartucy

Homeowners Present: Wally Hathaway
Mike & Sheila Middleton
Dwight Isborn
Cherry Spurlock
Walt & Roiann Santos
Ed Myers
George & Teri Werner
Torrey McLaughlin

APPROVAL OF AGENDA

The Board received and reviewed the Agenda.

A motion was made by Deb Craiger, seconded by Neil Ware and carried unanimously to approve the Board Meeting Agenda as submitted by Crystal Lake Community Management with the following addition:

VII. A. Fire Control – Rick Craiger

OPEN FORUM

Approximately eleven (11) homeowners were present at the meeting. David Quiett stated that the purpose of forming this committee was only to discuss extending the CC&R's since they will expire in 2022 and that this committee has no intention of revising the CC&R's as this is the responsibility of the Board of Directors.

Susan Quartucy stated that at the previous board meeting discussions were held and it was her understanding that the committee was formed to revise the CC&R's as there were many homeowners at the meeting who were not happy with the present rules regarding trailers and RV storage.

Susan stated that based on the discussions held at the previous meeting, a proposed draft amendment was presented to the Board for an amendment of the CC&R's which removes the section that states that the CC&R's will expire. Susan stated that this would be her suggestion as the first step and then if the CC&R's are to be revised that would take another amendment. Susan was asked the proposed costs and she stated that if an attorney were to re-write the CC&R's, the approximate costs would be \$15,000. However, the board and/or a committee could make the revisions and re-write them, which is why a copy of a recorded set of CC&R's was provided to the Board as a sample, then the Association would only have to pay an attorney to perform a final review, which would be also at the cost of approximately \$700.00.

In order to amend the CC&R's, the Association would need a 75% affirmative vote of the homeowners to approve the amendment. If they choose to vote to extend the CC&R's, the Association would need a 60% affirmative vote of the homeowners.

A discussion was held by the homeowners in regards to an ongoing concern with a resident whom is storing vehicles and other items on his property, which can be seen from his adjacent neighbors. Some of the neighbors stated that the storage of vehicles and items have escalated. Donna Evans responded by stating the Board is aware of the situation and she has contacted the Deschutes County Enforcement Department and filed a code enforcement complaint form. However, there is not much that can be done with the storage of the vehicles as long as they are operable, registered with the state and not dismantled.

Donna further stated that there has been several meetings on-site with the homeowner and they are working with him to resolve the issues and fines have been assessed and if not paid, a lien will be filed on his home. Donna asked that another meeting be scheduled for an on-site inspection.

David Quiett stated that the Board Resolutions adopted by the Board are not enforceable as they are not recorded documents. Susan Quartucy stated that this is not true and that the Board has the right to prepare, adopt and enforce all Board Resolutions. Susan stated that her company works closely with two (2) HOA law firms

and they have reviewed all of Crystal Lake's documents and procedures. A resolution is a separately drafted document that is separate from the CC&R's and is not recorded and is for the purpose of providing homeowners with more clarity to address situations for solutions to association problems.

David Quiett informed the Board and homeowners that his committee has met several times and has prepared a list of four (4) questions that he would like to be put out to the homeowners in the form of a survey for feedback from the entire community in regards to whether or not they would like to have the CC&R's extending for a minimum of two years or a maximum of ten years.

The Board reviewed the four (4) questions which were as follows:

1. Do you agree that Crestridge Estates should have CC&R's?
2. Would you like to see the current CC&R's, which expire in 2022 be extended?
3. Do you agree that the current CC&R's should be revised for Crestridge Estates?
4. Would you agree to participate in future survey questions to help revise the current CC&R's?

Upon further discussion, David Quiett asked that the survey be sent out by February 4, 2019 and the survey be open for homeowners to complete and closed on February 18, 2019.

A motion was made by Donna Evans, seconded by Deb Craiger and carried unanimously to approve the questions provided for the survey and to have CLCM prepare and send it out to the homeowners. A mailed copy will be sent to those who don't have an email address on file.

APPROVAL OF MINUTES

The Board received and reviewed the minutes of the October 10, 2018 Board Meeting.

David Quiett commented that the minutes were incorrect where it stated that the committee was formed for the purpose of revising the C&R's. Susan Quartucy commented that the minutes do reflect the discussion and purpose of the committee that took place at the previous board meeting.

David Quiett asked why the budget that was adopted at the October meeting reflected an increase of \$1.00 per year yet the budget that was sent out reflected a decrease in the yearly HOA dues of \$9.00.

Susan responded by stating that Donna Evans contacted her a couple of days following the meeting to question the amount the CLCM community management agreement

increased. Upon further review we found there was an error calculated in the contract which we agreed to correct. This revision reflected their monthly fee from \$432.00 in 2018 to \$444.00, which is only a \$12.00 increase per month. The error in the contract had a \$72.00 per month increase. Therefore, in order to balance the budget, we chose to reduce the HOA dues to \$89.00 per year.

David Quiett stated that he felt that this was not a good fiduciary decision and that expenses go up and the Board should be increasing the HOA dues to cover increasing expense. Susan stated that since he is a new board member he is not aware that this Board for many years kept the HOA dues from going up very much and they have never had any cushion for extra items in the budget.

A motion was made by Neil Ware, seconded by Deb Craiger and carried unanimously to approve the October 10, 2018 Board Meeting Minutes as revised.

FINANCIAL REVIEW

The Board received the financial statements for the year end December 31, 2018.

A motion was made by Donna Evans, seconded by Deb Craiger and carried unanimously to approve the December 31, 2018 financial Statements for filing as prepared by Crystal Lake Community Management.

GENERAL DISCUSSION – NEW BUSINESS

Fire Control

Rick Craiger who is the Chairperson of the Design Review Committee spoke to those present stating that because of the devastating fires that took place in California this past year, perhaps we should be getting local input from our fire control officials to see how we need to proceed to prepare for fire prevention in our community. All present agreed.

Rick also asked for clarification as to whether or not the Board agreed that the fire management should be overseen by the DRC Committee and if they had the authority to enforce the management of the fire control. T

Since everyone has been asked to perform limb of the trees and clearing to define the homeowner's defensible space, he stated that he and his committee could go out and look at the other homeowners properties to see what safety measures should be taken as the CC&R's state that homeowners are to receive approval by the DRC before removing any trees from their properties.

The Board agreed that the DRC should have such authority.

Rick suggested as well as others at the meeting inviting the County Forrester to perform an assessment of the community and attend one of their meetings to speak on the subject of fire safety.

Susan Quartucy stated she would contact the program coordinator for the Deschutes County Forrester to arrange for this to happen.

ADJOURNMENT

With no further business to be conducted, a motion was made by Donna Evans, seconded by Mike Mitchell and carried unanimously to adjourn the meeting at 7:39 pm.

Respectfully Submitted:

Susan Quartucy
Community Manager

Acknowledged By:

Neil Ware
Secretary