

**CRESTRIDGE ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 17, 2019**

MINUTES

The Board of Directors Meeting of the Crestridge Estates Homeowners' Association was held on Wednesday, April 17, 2019 at the home of Board Member Neil Ware.

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 (Via telephone)
Neil Ware, Secretary
David Quiett, Director
Dan Murphy, Director

Board Member Absent: Mike Mitchell

CLCM Representative Present: Susan Quartucy

Homeowners Present: Mike & Sheila Middleton
Dwight Isborn
Walt & Roiann Santos
Ed Myers
George & Teri Werner
Torrey McLaughlin
Max & Marty Kuetzcamp
Cindy Murphy
Dan Pillar
Tami Mitchell
Rick Craiger

APPROVAL OF AGENDA

The Board received and reviewed the Agenda.

A motion was made by Dan Murphy, seconded by Neil Ware and carried unanimously to approve the Board Meeting Agenda as submitted by Crystal Lake Community Management.

SPECIAL GUESTS

Donna Evans asked Rick Craiger to introduce the two (2) guests he invited to the meeting which were Ed Keith, Deschutes County Forrester and Traci Cooper from the City of Redmond Fire Department.

Rick Craiger stated that he recently toured Crestridge Estates with the County Forester, Ed Keith and walked around his home and discussed how to best manage combustible materials and vegetation to reduce the risk of a wildland fire destroying one or more of the structures on his property.

Based on this tour, and his experience fighting 24 forest fires over multiple summers with the US Forest Service and my knowledge of juniper management through my career, I thought it would be helpful to have these two individuals speak to the homeowners on fire safety and fuels management.

Ed Keith introduced himself to the homeowners and stated that juniper trees are native to this area; however, prior to fire control efforts and having a fire every 25 years or so would keep them in check. Cheat grass is also prevalent in this area which provides more ground fuels which could contribute to structure and wildland fires.

Mr. Keith stated it is important to define your defensible space by creating 30 to 100 feet of fire-resistant space around your home to prevent fires from starting near or spreading to the home. Homeowners will need to be proactive by reducing flammable brush around our home and under nearby trees as the majority of fires spread from fallen embers.

He stated that homeowners should prune low hanging branches and thin out dense stands to reduce the potential for fire to reach tree tops and spread to other trees. You should avoid planting Arbor Vitae as they are like a burning torch, keep gutters and decks clean of fallen debris. Decorative bark can also be flammable next to the home and all combustible materials should be kept at least 30 feet away from the home and outbuildings.

There is a service available for anyone to contact FireFree.org and they will send someone to your home to perform a fire safety inspection.

Rick Craiger then introduced Officer Traci Cooper with the City of Redmond Fire Department and she reminded everyone how important it is to have good address numbers out by the street that are reflective at night. They should be easy to read and all vegetation should be trimmed away from the driveway so emergency personnel can find access the home quickly for any type of an emergency. The city can be contacted and they will refresh your address plates for a \$10 fee.

She discussed the concern the emergency vehicle truck drivers have with rocks lining the driveways and there should always be a minimum of a 20 foot width for easy access and 13 inches in height so the large fire trucks can easily enter the property. It is critical for the emergency vehicles to access the home promptly and homeowners need to think of this when considering placing items near the entrances to their homes.

The homeowners were informed there is a Deschutes Alert 911 Page where they can register their cell phones if they don't have a land line. This way they can send out emergency alerts to the individual homeowners for all types of emergencies. It is also important for homeowners to have an alternate route when leaving the community in case of any road closures due to an emergency.

The Board and the homeowners thanked Mr. Ed Keith and Ms. Traci Cooper for their attendance at this meeting.

APPROVAL OF MINUTES

The Board received and reviewed the minutes of the January 30, 2019 Board Meeting.

A motion was made by David Quiett, seconded by Neil Ware and carried unanimously to approve the January 30, 2019 Board Meeting Minutes as prepared by Crystal Lake Community Management.

FINANCIAL REVIEW

The Board received the quarterly financial statements for the month ending March 31, 2019.

A motion was made by David Quiett, seconded by Dan Murphy and carried unanimously to approve the March 31, 2019 financial Statements for filing as prepared by Crystal Lake Community Management.

GENERAL DISCUSSION – CONTINUED BUSINESS

Review Results of Survey

Donna Evans asked David Quiett to share the results of the survey that was sent to all of the homeowners asking four (4) questions pertaining to the CC&R's and the Extension.

Mr. Quiett stated that we only received responses from thirty-seven (37) out of the seventy-two (72) homeowners; therefore, there was not enough participation by the owners.

Mr. Kruetzkamp stated that he felt there must be an easier way to fulfill getting the number of votes we need for the extension of the CC&R's. He suggested that a simple ballot should be sent out with only one item to vote on which would be for the extension.

Discussions were held by many of the homeowners who were present, some were against the extension of the CC&R's and some were for it. Some would probably vote for the extension if they knew for sure that some of the CC&R requirements would be amended.

Several homeowners came forward stating the reason they bought into the beautiful community such as Crestridge Estates is due to having CC&R's in place to enforce the rules and regulations. Other homeowners stated they feel that if they live on 5 acre parcels they should be able to store their recreational vehicles and have chickens, etc.

Donna Evans stated that she would like the Board to vote on whether or not they should send out a voting ballot to the homeowners for the extension of the CC&R's which are set to expire in three (3) years.

A motion was made by Donna Evans, seconded by Neil Ware and was opened for discussion. Dan Murphy asked that if the Board were to vote to send out a voting ballot, what would be the next step. Donna stated that once the extension was passed, the Board could then work on the process of amending some of the verbiage in the CC&R's.

The Board called for a vote on the motion and it failed with a vote of two (2) for sending out a ballot to extend the CC&R's and three (3) voted against.

2019 Annual Meeting

Due to time constraints this item of discussion was tabled for further review and discussion on location, date and time for the 2019 Annual Crestridge Estates Annual Meeting.

Rick Craiger addressed the Board with his concern that Resolution R-7 needs to be re-reviewed in correlation with the CC&R's and the information received this evening from the Deschutes County Forester.

Rick stated he would to see the resolution state that a landowner may remove vegetation within 50 feet of any structure to reduce the risk of wildland fire destruction without DRC review. Removing trees beyond the 50-foot distance from a structure, greater than 14 inches in diameter (measured four feet above ground level) shall require DRC review and approval.

Donna Evans asked Susan Quartucy to review the three (3) documents and provide the Board with some direction on how to proceed with these revisions.

EXECUTIVE SESSION

The Board meeting went into Executive Session to discuss an appeal for an assessment of fines from the owner of Lot 03-23.

A motion was made by Dan Murphy, seconded by Neil Ware and carried unanimously to go into Executive Session at 8:35 pm.

Upon a discussion held by the Board during Executive Session and coming out of Executive Session, a motion was made by Dan Murphy, seconded by Neil Ware to reduce the fine amount since the violations have been corrected at this time. However, the Board agreed that if the property becomes a nuisance for the adjacent neighbors and the Association receives additional complaints about the parking of inoperable vehicles and/or storage of trailers and RV's beyond the time limits, and other miscellaneous items, then the full assessment of fines will be reinstated and billed to the homeowners account. The motion passed unanimously.

ADJOURNMENT

With no further business to be conducted, a motion was made by Neil Ware, seconded by David Quiett and carried unanimously to adjourn the meeting at 8:55 pm.

Respectfully Submitted:

Susan Quartucy
Community Manager

Acknowledged By:

Neil Ware
Secretary