

Crestridge Estates Home Owners Association Annual Meeting
Redmond Grange
707 SW Kalama Avenue, Redmond
December 8, 2022 from 6PM to 8PM

Meeting Minutes

Meeting called to order 6:05PM.

Verified a quorum was met. Our Bi-laws require 1/3 of all landowners (24) either present or via proxy. 30 landowners/proxies signed on the attendance document. The attendance sheet is attached.

Board members in attendance: Albert Hanson, Jeff Michaelson, Eva Myers. Valerie Bollard was absent due to Covid.

There was a motion to approve the September 22nd HOA meeting minutes with the modification of adding the meeting attendance sheet. Motion was seconded and approved by unanimous vote.

- Treasurer's Report. Account balance as of November 2022 is \$14,301.99. The 2023 budget was presented (annual dues to remain the same). There was a motion to approve the 2023 budget. The motion was seconded. There were no objections so the motion passed.
- Board member election for 2 positions. A non-board member from the audience counted the votes. Bill Cottle received 30 votes. George Danker received 28 votes. No write in candidates applied.
- Design and Review Committee
Ron Grace resigned from the Design and Review Committee. Ron stated the reason for his resignation was a lack of enforcement. Bob Kessinger has volunteered to be on the Design and Review Committee. Dave Workman and Butch Levengood are the other members of the Design and Review Committee.

A Crestridge landowner is in the process of building a large shop without sending drawings to the design and review committee for approval. Board members have personally met with this landowner to explain the rules and have provided written documentation that if the landowner does not become compliant, the HOA will contract an attorney. No drawings have been submitted; consequently, the Board is using

attorney Ed Fitch to follow through with this landowner until that landowner is compliant.

- Split Rail Fence. The County Surveyor stated via phone and in writing, the Crestridge split rail fences are clearly within the County right-a-way. It was stated in the meeting again, any landowner with split rail fences marking the street corners is able to take down the fence in front of their property. If they choose to leave the fence, each landowner will accept full responsibility and liability for fence.
- CCR/Bi-Law modification progress. Proposed CCR and Bi-Law revisions were emailed to the community. We would like responses back by **JANUARY 15, 2023**. With the feedback, a final proposed CCR and Bi-Law revisions will be sent to the community for a vote. Our Bi-Laws require 75 percent approval (54 landowners) to modify the CCR's or Bi-Laws.
- Open discussion. A landowner voiced their concern that a 50 foot fire hazard buffer would not be enough. The Board stated the HOA will abide by all Oregon Department of Forestry requirements once published.

Meeting ended at 7:20PM.

Executive Board Meeting:

- Eva Myers was the HOA Treasurer and Secretary. The Secretary position was transferred to Bill Cottle.
- The Board will get together for a planning meeting to decide when the quarterly HOA meetings at the grange will be held. Once decided it will be emailed to the community and posted to the mailbox bulletin board.