

Meeting to order at 4:05PM

There is a motion to approve the HOA board minutes from March 17, 2022. The motion was seconded. Board Members voted. Motion passes unanimously.

Treasurers report Eva Meyers
Current account balance as of 6-30-2022: \$14,701.99
Three (3) landowners are delinquent annual dues.

Design and Review update Ron Grace

- The Sample's house plans were approved by the Design and Review Committee.
- The Soto shop plans were approved by the Design and Review Committee.
- There are currently three (3) members on the Design and Review Committee. If someone is interested in joining the committee, please call Ron Grace.

Website transfer of ownership from the Santos to the Board. Jeff Michelson
There was a motion, second, and vote. Motion passed unanimously.

Split rail fence removal and board decision Albert Hanson

- The topic is the split rail fences the developer put up marking the street corners not landowner driveways.
- The fences are 30 years old and deteriorating.
- Bi-Laws and CCR's do not mention Split rail fences.
- CCR's state landowners cannot fence their property line.
- Torrey McLaughlin spoke about their wish to remove and replace their fence.
- The Board agreed that we must be consistent around the entire community for aesthetics.
- There are landowners with the split rail fences on their property that want to replace the fences and some that do not want the fences on their property.

Discuss process to replace and maintain new fence Albert Hanson

- Must modify the Bi-Laws require 75 percent approval.
- If the community decides to replace the fences, the expense will be the responsibility of the HOA to replace and maintain the fences in the future.
- Current money in the HOA account will be used, the balance will come from an assessment against all landowners.
- The Board will put a survey together and send out to the community to determine the level of interest in replacing the fences.
- Survey will include the amount landowners would be willing to spend.

- Deschutes County Road Department has a 60 foot right-a-way through our community for the road. Anything within the 60 foot right-a-way can be removed by the County. Some of the fences are within the County right-a-way.
- Albert Hanson will request to meet with the Deschutes County Road Department at Crestridge Estates to get their position on the split rail fences.

Discuss removal of antique hay cutter Albert Hanson

- Same issue as split rail fence. Crest Ridge Estates does not have any easement and the area is not considered common area.
- There was a motion, a second, and a vote of the Board. The motion passed unanimously.
- The Board made the decision this landowner purchased the property with the antique hay cutter on it, the owner may do with it what they wish.

CCR violations update Jeff Michelson

- Crestridge Estates HOA Board will not look for violations.
- If a landowner has issues with their neighbor, they must talk to their neighbor first prior to taking the issue to the HOA Board.

CCR revision update and process Albert Hanson

- The first draft CCR revisions were emailed to the community for review and comment.
- The CCR committee is considering sending a survey to the community on 4-5 of the most controversial items to get feedback.
- A second draft of the CCR's will be sent out prior to the September HOA meeting.

CCR revision comments received. Albert Hanson

In walking around the neighborhood, I have noticed a large number of satellite and TV antennas on roofs. Most if not all of them have been there for years. An outright ban on them seems unreasonable. Having them mounted in the attic won't work on many homes especially with the energy efficient metal coated roof sheathing used by contractors today. My suggestion would be to allow them with some restrictions to how visible they are, how tall they are, no ham radio antennas etc. Existing antennas should be grandfathered. Making everyone remove them and depriving people of television probably wouldn't encourage a favorable vote for new CC&Rs.

Article 8 - section 11 - Solar Collection. How do you screen solar panels on a roof from public view? Wouldn't that prevent them from working? It doesn't make sense and it is not possible.

Article 8, Section 16 - Tree Removal. Home owners should be permitted to remove trees outside the building pad area within 50 feet of their home and limb trees for fire safety without approval by the board. We should encourage fire safety. Topping of trees that obstruct an owner's view that causes the trees no harm should be permitted without board approval.

Article 7, Section E - Exterior Siding Materials. Exterior surfaces should include stone and cultured stone not just brick.

Article 7, Section J - Exterior colors. Homes repainted the exact same color presently on the house already approved by the Review Committee should not have to be approved again.

I would vote for the CCR's as written.

The term 'reasonable notice' or 'reasonable time' was used in several places regarding Board or Committee access to properties. Vague wording like this has been a huge problem here in the past. I recommend a firm timeframe so there is no question.

Regarding Article VIII, #3: RV parking has been a volatile and divisive subject here for years. 'Screened from public view' created more disputes. Perhaps the allowance of one RV behind or beside a property for those who don't have an outbuilding. Any more than one would require a garage or carport (no screened from public view). Also some have a utility trailer for moving landscape debris/equipment that I think we talked about allowing in the past. I think most feel this is reasonable on 5 acres. Compromise on both sides of this issue would likely go a long way towards getting these revisions passed. I can guarantee a firm stance either way will result in a failure to pass any revisions.

Regarding Article VIII, #6: Our subdivision is clearly not a place for 'animals, livestock, horses' as all of these require a large fenced pasture which violates our current and potentially revised CCRs. Also, shared well and dust & odors would present problems. It's clear from our CCR extension vote last year that very few people want farm animals here. However, the issue of poultry is another controversial point. Some already have poultry here. Many municipalities are now allowing a few chickens. No more than say 6 chickens per property with NO roosters (noise) is reasonable in my opinion. Again, a firm stance here will result in a failure to pass.

Regarding CCR enforcement. I think legal action with an attorney is very important. Board members should inform the offending property owner of their violation and give them some time to comply. After that I think we should let an attorney handle the potential fine, legal fees, and lien to take the pressure off of Board members.

Can you define landscaping in ARTICLE V11 - ARCHITECTURAL CONTROLS #2 & 3. Is the Board saying that any landscaping front or back at any time must have approval of DRC. As I understood this section, if I want to add more lawn and some plants around the front / back I must have approval. This seems to be a little unreasonable.

ARTICLE V11 - Use and Maintenance of Property #9. What about political signs. I believe the current CCR's says up to 2 and must be taken down within 30 days after election. Please clarify

Are you going to include: All power from the street to any structure on the lot must be underground as written in the CCR's "At a Glance" It needs to be in the revised CCR'S.

ARTICLE V11- ARCHITECTURAL CONTROLS #6 A. - any Board Member or DRC member coming onto landowners property must have permission and or appointment. You said "After Reasonable notice" and during normal business hours. This really could mean anytime which is not right. If the DRC / Board member needs to come onto someone's property, they need appointment otherwise they will be trespassing.

ARTICLE V111 - USE AND MAINTENANCE OF PROPERTY #6, 12 & 14

Something needs to be added regarding keeping dogs on a leash when walking in subdivision.

The part the Board is suggesting to eliminate needs to stay in the CCR's. All Out - Buildings must be constructed of the same exterior materials as the main dwelling and the paint color must match the main dwelling. NO T-111 SIDING OR BAT & BOARD SIDING. This needs too be added back. This would also include pump houses.

Add in-ground pools and must be screened from public view.

ARTICLE IX - GENERAL PROVISIONS OF THE CCR's # 2. - Need to add "ALL HUNTING BOWS & Sling Shots

Limit the number of outbuildings a lot is allowed to have otherwise some owners might put up 3, 4, or more outbuildings.

There should not be any metal storage containers permanent storage Pods.

ADD: Fences or Walls of any kind should not enclose the homeowners entire 5 acre lot or to screen inappropriate / not approved out buildings.

Fire Safety; Burning, fire pits, should state that all must follow county fire restrictions and ordinances.

Tree Removal: If trees are dead or toppled over from wind storms, heavy snow, homeowner is required to remove within 3 months.

The split rail fences have been in the development since the beginning. They should be considered part of the common are and maintained by the HOA.

Why delete original section A regarding allowing the Association to borrow money for the purpose of Common area improvement?

3) Rules and Regulations: Error in original CCRs and draft regarding lien and foreclosure refers to Article VII, however this is actually covered by Article VI sections 5 and 6 in regards to Assessments.

The BOD should not be establishing rules and regulations for individual lots.

Removed Section 5 “Self-help” that may be used by the HOA to remedy a property with conditions detrimental to the Association e.g. property with dead trees (fire hazard) and property with junk and abandoned vehicles (pest control).

Delete section 9 since all property is owned and paying assessments. The HOA has been turned over from the declarant.

This change allows any businesses as long as it doesn’t involve “in person clientele” on property. We don’t agree, because most businesses will cause: high vehicle traffic (including delivery trucks), noise (hours of machine noises), smoke, pollution, or excessive water usage.

Reword. This paragraph is VERY confusing! Defines all vehicles that require screening as “recreational vehicles”. Utility trailers and flat-bed trailers are not “recreational vehicles”. They also must be stored like “recreational vehicles”.

Define screening requirements for “recreational vehicles”. Such as; screened from public view by a structure or 6 ft. solid fence. Must have approval from Design and Review Committee. Include allowable 48 hr. Load/Unload time.

Added Off-road vehicles not licensed for street use, seems not relevant.

Make a separate section for Off-road vehicles. Reference all kinds; ATVs, trail bikes, moto-cross bikes.

One sign may be posted on any lot in addition to a realtor’s property for sale sign. No signs advertising a business are allowed. Only one additional sign? What about: Alarm, No trespassing, No soliciting signs What about limits for size of signs? Define what is acceptable.

All out-buildings and storage sheds must have Design and Review Committee approval and color match the main house. This is unacceptable. Material of sheds is not specified. This allows metal, vinyl, shipping containers. No limit to amount and size of sheds are specified.

Vacant lots must be maintained in a reasonable, presentable condition by owner. The developer or his designated representative...The HOA has been turned over from the developer. Remove all statements identifying the developer.

Move section 1 to Architectural Controls

A time limit is hereby imposed on length of time required for construction of a residential structure. A period of time not to exceed ten (10) months is allowed from start to completion of a structure. Homeowners may apply for an extension with Design and Review Committee if necessary. Move sections 2,3,4,5 to Article VIII Use and Maintenance of Property

No hunting of any sort in Crestridge Estates is permitted. Shooting any kind of firearm is prohibited. No Target shooting/practice including, but not limited to; crossbows, bows and arrows, air pistols, sling shots, and paintball guns.

Mobile homes of any type are not allowed.

Drones must be confined to personal use by property owner and limited to that property's borders. Permission from all affected, surrounding landowners must be obtained before any commercial use over multiple properties may occur (Ex. Real Estate Agencies). Add to section: Unmanned Aerial vehicles, including "Drones", must be confined...

Sewage disposal systems, septic tanks and domestic water wells shall be in accordance to specifications set out by local governing agencies, Department of Environmental Quality and the Deschutes County Sanitation and Water Master. Septic systems to be located where specified by Deschutes County Sanitation. Water source to be set back from septic system and cased to a depth specified by the same.

These CCRs shall run with and burden each of the subdivision lots to the benefit of any party who holds any right, title or interest in any lot. Add: and will run in perpetuity. To amend the CCRs, signatures of 75 (seventy- five) % or more of the lot owners, is required.

In an effort to receive 75 percent of the community approval for modified CCR's, I would vote to allow one motor home, camper, boat or utility trailer (only one item, not one of each) to be parked outside as long as it is not visible from the street.

Deschutes county recommends a 30 foot fire resistant space around your home and out buildings. I would change the CCR's to read, "A landowner may remove any trees within 30 feet of their home or out buildings and any dead tree on their property if they feel it is a fire hazard without approval from the Board or Design and Review Committee. Any trees past the 30 foot perimeter that are 12 inches or larger in diameter at 5 feet from the base of the tree must have Design and Review approval before removal."

After reading the responses landowners submitted for CCR modifications, there was an open discussion. During the discussion, the following comments were made:

Architectural metal roofs should be allowed.

It was recommended there should be one or two open forums to foster and encourage input from as many landowners as possible.

It was discussed that if the HOA board meeting were held at a later time, more working people from the neighborhood could attend.

The Board thanked everyone for their participation and attendance at the meeting.

Meeting adjourned at 5:55PM