

Crestridge Estates Homeowners Association  
Board Meeting  
September 29, 2022

Meeting called to order at 6:05 PM

Board members attending: Albert Hanson, Jeff Michaelson, Eva Meyers, Josh Scheidler  
20 total people attended the meeting

There was a motion to approve our July 14, 2022 HOA Board minutes. It was seconded and approved.

Housekeeping issues:

The Annual HOA Board meeting will be moved from December 8<sup>th</sup> from 4-6 to **December 8<sup>th</sup> from 6-8PM.**

Valerie Bollard's Board term in office will end December 31, 2022. Anyone interested in filling her position, please email the board through the Crestridge Estates email; [crehoa@yahoo.com](mailto:crehoa@yahoo.com).

Website was transferred from the Santos' to the Board the week of September 26, 2022.

Albert Hanson met with the Oregon Department of Forestry regarding the letters that were sent to landowners in June about properties at risk of wildfire. ODF said to disregard those letters. ODF will be mailing a revised draft on March 1, 2023 for public comment. An official letter from ODF is expected to be mailed in November or December of 2023 with enforcement to take place in 2024. Albert also spoke with the Fire Marshal. The Fire Marshal agreed to come to one of our 2023 HOA meetings, possibly with an ODF representative, to answer questions about defensible wildfire space and to answer any questions concerning the ODF designation. The Board asked that the Design and Review Committee to be cognizant and understanding of landowner concerns regarding fire hazards.

- Treasurers report. Account balance \$14,615.99. There are 3 landowners that have not paid their 2022 annual dues.

- Split rail fence: 28 responses were received from the survey:

Do you want the HOA to replace the fences? 9 yes. 19 no.

If more money above our current HOA bank balance is required, would you be in favor of an additional assessment? 6 yes. 21 no.

Due to the survey results, it was decided the HOA will not be replacing the fences. There was then a discussion amongst the Board and Landowners present to allow landowners to keep the fences at their current location. To allow this, **any landowner with the split rail fence that the developer placed within the County right-a-way in front of their property, that landowner will assume full liability if they chose to keep the fence. Any landowner that wishes to remove the fence is allowed to do so at any time.** For landowners that have split rail fences that have deteriorated, we ask that they remove the deteriorated boards and make the fence shorter.

A couple landowners present asked if their driveway entrance fences are within the County right-a-way, should they be removed. The Board stated that is up to the individual landowners. The individual landowners bear the full responsibility and liability of those fences.

- Bi-Law revision update. The Board received a few responses regarding potential changes. Those changes will be considered.
- CCR revision update and process

CCR survey questions:

Would you be in favor of one recreational vehicle to be allowed uncovered and unscreened on the side or back of the house that is not visible from the front of the property: 19 yes. 8 no.

Would you be in favor of allowing up to 6 chickens, no roosters, contained within a fence with a coup painted the same color as the landowner's house: 18 yes. 9 no.

Would you allow architectural metal roofs: 22 yes. 4 no. Several landowners commented that they were in favor of metal roofs as long as the color was controlled.

The items listed above will be incorporated into the next modified CCR draft.

The last survey question asked if there were any issues that would cause you not to extend the CCR's:

One response: "Micro managing the rules."

One response: "Would prefer not to have an HOA."

One response: "Should add option to allow approved driveway gate."

One response: "Screening of satellite dish (bad reception).

Allow bow practicing in back of property.

Allow riding recreational vehicles (confined to back of property and restrict hours)

Would like to see requirements on property maintenance such as removal of dead junipers, management of cheat grass and sagebrush, limb up all trees

Fences, allow them to be put up."

One response: "Allowing multiple unscreened RV's

Allowing businesses that produce traffic, noise, dust pollution, use excess water.

Allowing livestock

Removing self-help section

Allowing target shooting with anything other than firearms"

One response: "RV's not in storage shelter/garage

Target practice of any kind, guns, archery, etc.

No livestock animals of any kind

Above ground pools (should be) allowed, must be screened from roadway view.

No walls or fences enclosing entire property

Limit sheds to 2."

One response: "Would not extend CCR's without metal roof and poultry allowance."

Discuss CCR violations. Board re-iterated that we will not be looking for violations. If someone has a complaint, they must first talk to their neighbor themselves. If the issue is not resolved, then a written complaint will be sent to the Board to follow up on.

A landowner brought up dogs occasionally wondering on their property. The Board said the landowner must contact the County to have them pursue the issue.

A landowner brought up shooting firearms on their property. The Board said they want to be made aware of the issue immediately. The Board along with the landowner will contact the police.