

Crestridge Estates Home Owners Association Annual Meeting
Redmond Grange
707 SW Kalama Avenue, Redmond
December 7, 2023 from 6PM to 8PM
Meeting Minutes

Meeting called to order 6:00 PM.

Verified a quorum was met. Our Bi-laws require 1/3 of all landowners (24) either present or via proxy. 29 landowners/proxies signed on the attendance document. The attendance sheet will be posted on the HOA website.

Board members in attendance: Albert Hanson, Jeff Michaelson, Eva Myers, George Danker, Bill Cottle.

ADU's, target shooting and livestock are not allowed under Crestridge Estates HOA CCR's. County Code Enforcement was asked to speak to our community with the intent to inform landowners what is or isn't allowed under County rules if our CCR's are not extended.

Guest speakers at the HOA meeting included:

Angie Havinear, Administrative Supervisor (She supervises the Code Enforcement Team)

Jeff Williams, Code Enforcement Specialist

Laura Conard, Deputy Sheriff assigned to Deschutes County

Questions that were asked by the community:

1. Without CCR's, can homeowners target practice within Crestridge boundaries? **Yes. Without HOA CCR's target shooting with a gun will be allowed at Crestridge Estates under County rules. Without CCR's at Crestridge if someone was shooting a gun and the police were called to investigate, the police would visit the property to verify the individual or individuals were shooting safely. The police would then leave. Noise is not a consideration with the County between the hours of 7AM and 10PM. Deputy Conard emphasized the point to state she lives in a community with one acre lots. Her direct neighbor target shoots. There is nothing the County can do to stop the shooting.**
2. How does the county monitor farm animals, are farm animals supposed to be registered with any specific agency? **Oregon is a right to farm State. The County does not monitor unless there is a complaint about animal neglect.**
3. Is there a limit under County rules to how many farm animals a landowner is allowed to have within Crestridge Estates if there are no CCR's given we all have 5 acres on shared wells? **There is no limit to the number of farm animals allowed. The County will only become involved if there is a report of animal neglect.**
4. Without CCR's can a property owner set up a 4-H group that keeps all the farm animals on their property? **Yes.**
5. When housing other people's farm animals is there a county protocol requirement? **No. The County will respond to inquiries of animal neglect.**
6. Accessory Dwelling Units (ADU's)—How many are allowed on 5 acre lots? **One**

7. Are 5th Wheel campers that are permanently parked considered an ADU? **No**
8. Are converted containers considered ADU's? (Note: this is a growing trend in our area). **Generally no. Must meet all Deschutes County ADU requirements.**
9. Are storage sheds that are converted to living quarters considered ADU's? **Generally no. Must meet all of Deschutes County ADU requirements.**
10. Are portable "Tiny Houses" considered ADU's? **ADU must be 900 square feet or less. If the Tiny House has wheels, the DMV and the County must approve beforehand. There will be some consideration given for an RV under a medical hardship. This must be approved by the County beforehand. The RV will be removed once the medical hardship is over.**
11. If the Crestridge CCR's go away, can people use their homes for Airbnb rentals? **Yes**
12. If so, how does the county monitor and control Airbnb properties? **The County does not look for violations, they respond to complaints.**
13. Are taxes collected, fees collected, traffic control, etc.? **Airbnb properties must become registered and taxed through the County.**
14. Same question for VRBO and other types of vacation rentals? **Must become registered and taxed through the County.**
15. Are there maximum limits on how many nights a homeowner can rent out their home? **No.**
16. Can the ADU be rented out? **Long term lease (over a year) yes. Short term no.**
17. Can homeowners rent out part of the property to campers visiting the area? **No.**
18. Can anyone set up a homebased business at any time if our CCR's go away? **Must have County approval. There are limits to what is or isn't acceptable. Attached is Deschutes County information concerning a conditional use permit for home occupations.**
19. Without CCR's can a homeowner open a homebased business such as; motorcycle repair business, car repair, hair salon, dog grooming, dirt bike trail riding, taxidermy, snap-on-tool, etc., type of business that they run on their property? **There are different levels of business license that the County must pre-approve.**
20. How is this type of business monitored and are there restrictions. I.e., noise level, hours of business (early morning/late night)? **The County does not look for violations, they respond to complaints.**
21. Without CCR's what limits on how many people/families can live in a single family home? For example; can 5 families live in one home? **The limit is 5 none related people living in the same house. An individual submitting the complaint must have proof. It is very hard for the County to enforce this rule.**
22. If this is allowed, how many vehicles are allowed on each property? **No limit if vehicles are licensed and in working order. Homeowners are allowed two project cars.**
23. Can a homeowner rent out individual rooms "for nightly rental?" **House yes. How is this monitored by the county? It is not monitored by the County.**
24. Without CCR's what is the protocol for growing cannabis and selling it from homeowner's property? How is this monitored? **Allowed 4 plants per household for personal use. The County is complaint driven. The County will not look for problems.**
25. If a homeowner does not comply with County rules and regulations, how does the County enforce the rules and regulations? **The County is complaint driven. The County will not look for problems.**
26. Without CCR's how does a property owner file a complaint with the County? **Must complete a form (form is on Deschutes County website).**
27. How long does it take to see results from a complaint? **Offenders are given a 30 day warning, after 90 days there will be potential fines.**

28. If, in the future ADU's become allowed, will the county hold to the current regulations even though we have 5 acres? **There are strict ADU regulations. Please visit the County website to understand rules.** Or could multiple ADU's be permitted on these properties? **Crestridge Estates is zoned RR10. One ADU per property is allowed. The one ADU must meet all County requirements and be pre-approved by the County.**
29. Regarding the DCC Enforcement official, I would like to consider DCC 8.08.040, which is enumerated noise ordinance (and where the Sheriff gets many calls). Could he clarify and inform our community, in particular:
- 8.08.040 D- Loud music heard audibly beyond 50'. **The police do not carry noise measuring devices.**
- 8.08.040 N- Use of off-road vehicles/motorcycles/snowmobiles 'heard by the occupant from the premises of an inhabited residence not owned by the user'? **County allows noise between 7AM to 10PM is allowed. For example, you are not allowed to use a chainsaw after 10PM.**
30. Code regarding repetitively barking dogs? **Dog must be barking all the time, not occasionally. The police must witness. A citizen citation will be issued.**
31. Dogs who wander off leash or out of fenced areas? **There are fines for dogs that are a nuisance away from their owner's property (digging and defecating). A citizen citation will be issued. Dogs are allowed to be off-leash if under owner's verbal control.**
32. There are fines for pet owners with dogs that are aggressive and/or bite? **Aggressive dogs that bite three human beings or have one "horrific" attack, will be euthanized.**
33. Please clarify protocol for calling the Sheriff, what to ask the Deputy, and options if the Deputy is hesitant to enforce the code? **The individual initiating the complaint must submit a citizen citation. The Sheriff will assist the individual in filling out the citation. If it goes to court, the citizen must appear in court, not the police officer.**

If there are any follow-up questions or if anyone would like further clarification on any question or answer listed above, please contact Jeff Williams directly at:

Jeff Williams | Code Enforcement Specialist
DESCHUTES COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
117 NW Lafayette | Bend, Oregon 97703
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There was a motion to approve the September 21nd HOA meeting minutes. It was announced there was an error in the original minutes. The corrected account balance of was changed in the meeting minutes. The motion to approve the minutes was seconded and approved by unanimous vote.

- Treasurer's Report. Account balance is \$18,553.
 - The 2024 budget was presented. **It was felt the HOA has collected enough money to suspend fees for one (1) calendar year. Landowners that are delinquent on any past dues are still required to become current through December 2023.**
- There was a motion to approve the 2024 budget.
The motion was seconded.
There were no objections from all those present. The motion passed.

- Eva Myer's board term has ended. At the next HOA meeting, we will have an election for a new board member.

Albert and Jeff's terms end December 2024

Bill and George's terms end December 2025

Board members are elected to 3 year terms.

Meeting ended at 7:06PM.