

## 6/12/2021 FRE HOA Annual Meeting Minutes FINAL UPDATED

Please see updates below in red.

### GENERAL INFORMATION:

Gene Constant, an elected FRE HOA Board member whose term ends 6/2022, will take over the open **Treasurer position**.

Four volunteers were identified to run for the **open Secretary and Director at Large positions**:

- ~~Alexandra Lov~~ – Note: Alex has decided to withdraw from this election. She will run again in the future if/when support is needed and fewer candidates step forth.
- Don Work
- Kay Korzun
- Tom McManus

Volunteers were requested to provide **biographical information by Monday, 6/14**.

Mike Armstrong, FRE HOA President and Chair, will be sending out via email a link to **Election Buddy** on **Friday, June 18<sup>th</sup>**. HOA members have one vote per lot owned to select new officers and weigh in on various updates to the bylaws (see Pending Decisions below). Voting will close on **Wednesday, June 30<sup>th</sup>**.

Greg McKeever, **Firewise Lead**, spoke to the group about Firewise which is a community project to keep our neighborhood safe. Fall River Estates was the first community in the Northwest to get Firewise certification thanks to Aileen Winge. We lost our certification but now everything is back in place to regain this designation. Greg hopes to hear next week. Greg has met with the US Forest Service concerning thinning our entrance area this fall with mowing planned for next spring. Greg distributed information regarding how to protect our Fall River homes. Greg encouraged lot owners needing help to harden their property to reach out to Greg. (See table at bottom of this email for his contact information.) He also plans to bring experts to speak to the association. **Volunteers are needed to support Greg in his efforts.**

Larry Foster encouraged members to report **homeless camps** discovered in the surrounding forest to the Deschutes County Sheriff and/or the Forest Service. Taking pictures would be helpful but do not confront for your own safety.

Members were reminded to follow the **15 mile an hour speed limit** in the neighborhood.

Members were asked by Cynthia Evans not to use red dye mixtures in their **hummingbird feeders**. Our population of hummingbirds has decreased significantly over the last few years. The appropriate mixture is one part sugar to four parts water. Red glass feeders will be enough to attract the birds.

### **DECISIONS:**

Bylaw changes and other pending decisions will be put out on Election Buddy to give people time to consider as well as the election of 2 officers.

### **PENDING BYLAW DECISIONS:**

~~Please Note: For changes to the bylaws listed below, 75% of the total votes must approve per ORS 94.590.~~

**UPDATED: In Saturday's meeting, the consensus was that 75% of all lot owners needed to approve bylaw changes. Upon further review however, it was determined that the 75% approval was for CC&Rs (identified as the Declaration in ORS 94.590 and ORS 94.580) only and not the Bylaws. Bylaws can be amended under section 3 of Article IV, 30% of attendance or ballot shall constitute a quorum. A simple majority would be required to pass. A quorum for FRE is 34 lots and the Bylaw amendment votes required to pass is 23 lots.**

**Also, in the interest of getting these minutes out expeditiously, the pros and cons for each of the pending decisions below will be included in Election Buddy.**

Change the by-laws to include **approval of the annual budget** by members. Budget approval would come under section 3 of Article IV, 30% of attendance or ballot shall constitute a quorum. A simple majority would be required to pass.

Change the by-laws to require member approval of any **expenditure over \$1,000** that were not specifically included in the budget. For example, buying an expensive computer out of the Office Supplies fund. Also, this cap would not include expenditures that are required via ORS 65.xxx or ORS 94.xxx such as annual HOA common property insurance per ORS 94.675. Expenditure approval comes under section 3 of Article IV, 30% of attendance or ballot shall constitute a quorum. A simple majority would be required to pass.

Remove the sentence in Article V of the bylaws that says, "the board should have **full authority** over the association and shall select and remove officers, agents and employees."

Change the bylaws to include an **annual decision by the community to collect dues** of \$100.00 per lot when HOA account balance exceeds \$15k which is in excess of 3 times the annual HOA expenses.

### **OTHER PENDING DECISIONS:**

Approval for the **\$15,000 contribution to the Special Road District** that was included in this year's FRE HOA annual budget.

**ADDITIONAL ACTION ITEMS:**

· Action Item: **Mike Armstrong** to research CPA rates for the insurance required annual audit. Due Date: 5/14/21. Still open item

**COMPLETED ACTION ITEMS:**

· Action Item: **Gene Constant** to order 4 oversize mailboxes (per last month's board decision to purchase). Due Date: 5/12/21. **Completed 5/21/21**

- Action Item: **Mike Armstrong** to send board questions to Caleb Wilson (HOA Attorney) to see if he is still interested in appearing at a working Board meeting. Due Date: 5/14/21. **Completed 5/7/21**

· Action Item: **Mike Armstrong** to double check with insurance contact that the annual financial audit needs to be completed by an Oregon certified CPA. Audit is required - but not necessarily by a CPA. Due Date: 5/14/21 **Completed 5/10/21**

· Action Item: **Mike Armstrong** to print out minutes and/or emails showing that Aaron Francis and John Burns have resigned in order to remove their signatures from the HOA bank accounts. Due Date: 5/14/21 **Completed 5/21/21**

· Action Item: **Gene Constant** to research the FRE HOA ability to use non-profit postage rate of 11 cents. Due Date: 5/7/21. **Completed 5/3/21** - The non-profit rate is 10 cents, but you must buy 3000 stamps and that would cost \$300.00. So, postage would be free after we had mailed a little over 540 letters. It doesn't seem economical unless we were to do a lot of mailings.

· Action Item: **Mike Armstrong** to purchase HOA liability insurance. **Completed** policy with American Family Insurance was purchased on 5/18/21 for \$843.00.

- Covers mailboxes.
- Indemnifies the officers except for malfeasance.
- Requires an annual financial audit.

**ATTENDEES:**

Please see attached scans.

**BOARD MEMBERS CONTACT INFORMATION:**

Name	Position	Address	Telephone	Email	Term Expiration
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Mike Armstrong	President	15165 Yellow Pine Loop Bend, OR 97707	541-480-7 892	<a href="mailto:armstromike@gmail.com">armstromike@gmail.com</a>	6/1/2022
Eugene Constant	Treasurer	P.O. Box 3022 Monterey, CA 93942	415-971-6 116	<a href="mailto:eugene@ansavoice.com">eugene@ansavoice.com</a>	6/1/2022
Kay Korzun	Secretary	15002 River Loop Dr. W Bend, OR 97707	503-329- 5823	<a href="mailto:kkorzun@hotmail.com">kkorzun@hotmail.com</a>	6/1/2021
Neal Ehlen	Director at Large	54829 Mountain View Rd. Bend, OR 97707	503-981-0 010	<a href="mailto:maxhaley@ykw.net">maxhaley@ykw.net</a>	6/1/2022
	Director at Large				
Greg McKeever	Firewise Chair	15104 River Loop Drive East	541-350-3 393	<a href="mailto:bgmcsquad@gmail.com">bgmcsquad@gmail.com</a>	N/A