

Fall River Estates Annual Homeowners' Meeting
Saturday, June 3, 2017

HOA Chairman, Larry Foster, brought the meeting to order at 10:20 a.m. He introduced Deschutes County Sgt. Nathan Garibay of the County Emergency Services Department, who discussed emergency evacuation information and procedures. Sgt. Gariday explained the three Levels of Emergency Evacuation, which were standardized statewide several years ago to improve and clarify emergency information.

Level I is "be aware". This is triggered by natural disasters, primarily wildfire, although other conditions such as earthquakes can also trigger this alert.

Level II is "time to gather pets and possessions" - be ready to evacuate upon instruction to do so. It is not unreasonable to voluntarily evacuate at this level if conditions warrant so.

Level III is "go now" - do not hesitate or stop to gather any additional possessions, but leave as directed by emergency personnel.

Emergency situations may start at different levels depending on the severity of the disaster.

Sgt. Gariday emphasized that initial warnings may come in the form of a "Reverse-911-like" mass communication. This new system allows individualized information alerts for up to 10 phone numbers and emails per person. The first alerts will be issued via email, and then immediately after through text messages via cell phones.

To register for Emergency Services alerts, visit www.deschutes.org/911/alerts

Once an area is evacuated, an emergency shelter will be available via the Red Cross. Even if you make other arrangements, it is advisable to check in with the Emergency Shelter to obtain up-to-date information, and to be listed as evacuated.

Sgt. Gariday also discussed the merits of Fall River Estates successfully obtaining Fire Wise Community designation, reviewed the basic concepts of defensible space, and briefly described the preventative measures being taken regarding the August 17 Solar Eclipse event.

HOA Secretary Barbara Krane read the 2016 New Business minutes. Treasurer Lori Fowlds gave the Treasurer's Report, stating that the HOA account currently has a balance of \$23,455.71, not including dues collected for 2017. She also stated that the HOA is in need of replacing its computer and printers, and gave an estimate of \$1,000-\$1,300 for legal fees. Hopefully the HOA will have less snow removal expenses this coming year.

Bill Swanson gave the Road District report. We had \$8,400 in snow removal expenses the past winter, and have a current balance of \$77,411. The Road District will be chip sealing all roads this July.

New Business: Larry Foster thanked last year's previous Board, and also thanked Beth McKeever and Ron Brown for solving issues with dog material clean up by buying and installing two dog clean-up stations on River Loop.

Larry described the current activity involving fire fuel removal surrounding Fall River Estates, involving actions by both the Forest Service and BLM. The BLM project is substantial, a three-year project involving 5,200 acres in total, with 700 acres surrounding FR Estates. Cindy Foster stated that the BLM is still in the assessment process, with plans stated to be finalized and submitted for public comment by this summer. Greg McKeever asked if we can maintain our own buffer zone following this project, and Cindy responded that the BLM has plans to maintain a 500 ft buffer zone every 8-10 years. Greg also emphasized how important it is for FR residents to aggressively fire-proof and fuel-reduce all lots. He suggested looking at Sunriver Resort as a model for successfully fire-proofing lots.

Larry reviewed the status of the effort to revise quorum requirements in our By-laws from 50-30%. Although the ballot vote was successful, with a 76% response voting 52 in favor and 33 against, at suggestion of our legal counsel we are re-formatting the vote, with a scheduled July 22 meeting where voting will be either in person or by proxy-specific ballots.

Greg McKeever stated some of the rumors circulating in the community regarding the change in By-laws, and Larry Foster reiterated that this change only applies to the Annual Meeting, not to any changes in HOA business.

Barbara Krane brought up the possibility of purchasing an AED Defibrillator for the neighborhood. There was a brief discussion regarding medical need, costs, and possible locations for this.

Even though there was not a 50% quorum present at the meeting, which would have been 56 lots represented rather than the 49 lots present, nominations for the two vacant HOA Board positions were made. Paul Burton and Art Nagel were nominated, and since there were only two nominations for two positions, were elected to board positions.

Larry Foster adjourned the meeting at 12:10 p.m.

Respectfully submitted by Barbara Krane