

Fall River Estates HOA Meeting Minutes

-Call to Order

Meeting started at 2:10 PM to introduce new board members;

*Mike Armstrong - President
*John Burns - Treasurer
*Aaron Francis - Secretary
*Gene Constant - Director at large
*Neal Ehlen - Director at large

-Welcome

Mike Armstrong opened the meeting at 2:18 with a welcome and stated the the board will be completely transparent in all aspects. The board will strive towards achieving harmony, unity, and tranquility for the Fall River Estates Community.

-Roll Call (board members) and have community members - (HOA & Non-HOA) sign the meeting sign-in sheet.

Board attendees were:

*Mike Armstrong
*John Burns
*Aaron Francis
*Neal Ehlen
*Gene Constant (telephonically)

-Approval of Last Meeting Minutes

No previous minutes to approve

-Chairman's Report

No previous information to report

-Treasurer Report

John Burns addresses the financial report at 2:28

John Burns stated that \$2340 was spent to hire an attorney to review the FRE HOA CC&Rs. John Burns also said that the \$2340 spent was in the FRE HOA annual budget for attorney expenses.

Mike Armstrong publicly disagreed and stated that the budget did contain approval for attorney expenses. There had never been FRE HOA approval (via correct vote) for attorney expenses .

Additionally, the FRE HOA used the attorney to focus on the Fold's fence for non-compliance.

Financial statements are being updated on the website - not currently completed.

-Unfinished Business

*Mike Armstrong addressed that the Folds Fence was compliant with FRE HOA CC&Rs (not a solid fence and not taller than 72") and that no further action is to be taken. This issue is closed.

*John Burns addressed that the property using airbnb is aware of the FRE HOA CC&R stating that rentals of any kind can only be for 30 days or greater. The Home owner stated that they are and will comply with the CC&R stipulation.

-New Business

*No attorneys are on retainer.

*No attorneys will be retained in any capacity without the consent (via vote) of the entire FRE community.

*Various topics were addressed via ORS 94.XXX

- insurance for board of directors is not required.
- Insurance for FRE HOA community property is required.
- Mike Armstrong is reading through and becoming educated of the ORS series 94.xxx (and others) in detail. This effort is to ensure that our FRE community is being represented properly and lawfully.

*The removal of board member (in an advisory capacity) is not being pursued further at this time.

*FRE HOA Bylaws should be recorded - however FRE CC&Rs must be recorded via Deschutes County to be valid.

*The entire FRE Community will be informed and given the chance to vote on all decisions with FRE as the HOA board does NOT have authority to make decisions on its own.

*The HOA board has been elected as volunteer stewards to represent the FRE community in good faith per ORS Law.

-Open Discussion

*The election buddy process cost is \$19.

*The meeting attendees stated that they liked and are in favor of the Election Buddy process based on the past board member election.

*Mike Armstrong explained that this current Board voted on if the \$2500 attorney fee for the Folds fence should be paid.

-This scenario was inherited from the previous board hiring an attorney without a community vote or approval.

-The current board voted 4 to 1 in favor of paying the bill of \$2340 rather than \$2500 (Mike Armstrong voted NO).

-The current board should have informed the community and received approval (via vote) prior to paying the attorney \$2340.

-Mike Armstrong would not sign the check for \$2340, however the check was signed and mailed via the FRE HOA treasurer John Burns.

Jeff and Lorie Folds spoke regarding their fence and the most unfortunate scenario with the previous board. Jef and Lorie are making efforts to improve and beautify their property via their fence project. Additionally, they apologized for the tension, controversy and waste of funds that this has caused the FRE community.

- Mike Armstrong stated that this scenario is no fault of the Folds and should not have even been addressed by the previous board.

*A major community concern is fire danger and a fire abatement program - as well as entry and egress to Fall River during an emergency.

- Greg McKeever spoke about his experience with fire abatement and that he will soon be tooled up with a new company venture and able to assist FRE at a discounted rate.

*The community was interested in the need or not for the board of directors insurance policy that was obtained for the last 2 years by the previous board.

-Mike Armstrong will look into this and it will have to go out for a vote for a FRE community vote and decision.

*Mike Armstrong mentioned that we need to have a method for contacting the community in case of emergency (fire, animal, medical, etc) based on the previous email blast being corrupted.

- Lori Folds mentioned that there is a 911 (pulse Point) process to cover up to 10 numbers for each person to be notified in an emergency (via phone, text, or email)
- Mike Armstrong will follow up to obtain the specifics of this process and disseminate to the community.

*Adopt A Road process - will be held the 1st of 2nd week of any given month.

- Children will not be permitted to contribute to any Adopt A Road clean-up.

Sunday, September 27, 2020

- An announcement will be made to the community prior to any clean-up effort.

This FRE HOA board intends to contribute funds to the FRE SRD in preparation for potential issues such as;

- Inadequate snow removal funds due to a heavy snow fall year.
- Additional funds needed for community road repair.
- As in past years the FRE HOA board contributed funds annually to avoid the potential of having to address a special assessment to the FRE community members.

*The FRE community would like to develop working groups of various willing volunteers to discuss;

- Community pot-lucks and parties
- Fire abatement and yard clean-up (especially to assist the elderly).
- Other community input and feedback is always welcomed and appreciated!

-Adjourn Meeting

Meeting ended at 3:22 PM