

Klamath Falls Forest Estates, Unit 1
Homeowners Association, Inc.
P.O. Box 56
Bonanza, Oregon 97623-0056

November 30, 2018

**Minutes of Meeting
November 17, 2018**

Location: Pump House
Time: 11:00 am
Date: November 17, 2018'

Meeting was called to order by President, James Vaughan at 11:04 am.

The following representative were present at this meeting:

President:	Mr. James Vaughan
Vice-President:	Ms. Michelle Vaughan
Treasurer:	Mr. Eric Goritz
Secretary:	Mrs. Cindy Wilson
Board Member Alternative:	Mr. Sam Marquez

President, James Vaughan gave a briefing of the Agenda and reminded everyone of the rules at this meeting that would include: only tax owners were allowed to speak otherwise you are considered a guest and may only listen. There will be no discussion about the lawsuit, no name calling/shouting during the meeting and no more vandalism of HOA property and forewarned those members who were involved in the vandalism of the Key card system & the vandalism of the plexiglass will be receiving invoices for the charges. Lastly he added that if you do speak out of turn or yelling begins, that person will be asked to leave and possibly authorities could be called. President James Vaughan then handed the meeting over to Treasurer, Eric Goritz.

Treasurer, Eric Goritz gave his treasurer report from August 1, 2018 to October 31, 2018 with a beginning balance of \$23,297.76; savings balance \$6,085.31; checking balance \$17,212.45. Income during this period was: payments for keys \$150.00; Interest in checking \$0.78; Interest in savings \$0.31 for a total income of \$151.09. Expenses were as follows: Electric \$405.63; Insurance \$1,009.00; Legal Fees \$2,173.50; Education \$627.66; Office Supplies \$120.98; Water Testing \$40.00, bringing total expenses to \$4,376.77. Ending balance is \$19,072.08.

Treasurer, Eric Goritz continued and explained the board will be reinstating the Membership Dues going back 6 years at \$10/per year. Owners will be charged \$10/per year for the amount of years they have owned the property (ie: if owned 3 years the total would be \$30).

Eric Goritz also explained there will be an Assessment fee of \$100 charged to each owner for 2018 Operational Expenses. This will be used towards but not limited to; mailings to all registered property owners through a third party, for the HOA to have a fiscal sound state of documents, trash removal off properties adding the water source is just a part of the HOA and would be unfair to use the maintenance fees for the well on anything but the well. A member asked Eric Goritz if this charge was for all properties and Eric replied yes and would be payable by March 15th, 2018 but he is willing to be flexible if members need, they would just need to get a hold of him directly. A member then asked what amenities the owners would be getting for this charge. Eric responded it will be utilized for governing documents and to be able to address issues outside of the well.

Lastly Eric Goritz clarified that the Membership Dues & Assessment Fee will be in addition the the Maintenance Fee of \$150. Eric also announced that the HOA will have a website! It will allow owners to pay their charges and dues online as an option. The website should be up and running in the next couple of weeks.

President James Vaughan thanked all the owners for their support and that the next Board Meeting will be in March of 2019. The date, time & location to be announced by notice at the pump house.

Minutes prepared by,
Cindy Wilson
Secretary for the KFFE, Unit #1
Homeowners Association, Inc.