

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

March 22, 2018

**Minutes of Meeting
March 17, 2018**

Location: Bonanza Library
Time: 10:00am
Date: March 17, 2018

Meeting was called to order at: 10:00am

The following representatives 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 thanked everyone for coming to our meeting as well as our guest speaker.

Old Business: by, Secretary Cindy Wilson

* All suggestions, questions or comments to leave in the suggestion box, located at the pump house or mail to the HOA's post office box 56 in Bonanza. All members were welcome to attend and listen as stated in previous minutes from meeting on January 20, 2018.

* Treasurer, Eric Goritz gave an account of the 2017 bank statements beginning and ending balances as well as expenses. Eric would be posting current as well as previous 4 months of bank statements at the pump house.

* Invoices would be mailed in regard to the pump key payment for 2017. The payments are due March 15, 2018. Copy of the letter would be posted at the pump house.

* The next key exchange would take place on March 17, 2018 at 10:00am. Notice of said meeting would be posted on the board at the pump house. All members are welcome to attend.

* Letters were mailed to or handed to those who would not be given a key.

* Water testing is 3 times a year and key exchange is once a year. A new Chlorination chart was requested by Michelle Vaughan and would be made by Sam Marquez.

*Michelle Vaughan asked Eric Goritz to check an address for key payment, Eric agreed after meeting he would research her request.

New Business:

Eric Goritz gave an account based on statements beginning 2018 through March 16, 2018; beginning and ending balances, deposits, expenses. There are 4 key payments that had not yet been made. Eric gave an update on the small claims case; on Wednesday it would be finalized by a judge. The total suit came to \$8,442.65 and the lien would happen the same day as the judgment. Matt Pusateri asked Eric if all people who had knowledge of what happened being included. Eric said the only person who was responsible was the treasurer and she has not mentioned anyone else. The issue with trying to figure out who may have been involved was there was no system. Cash deposits were not deposited and there was no auditing, which is why we do have an auditing system.

Ruben Garcia asked who paid for the meeting at the library. Eric answered the membership paid for it. Eric then mentioned it was nice to be indoors, warm instead of at the pump house in the snow. Ruben agreed that was fair enough.

James Vaughan spoke about replacing the water hose at the pump house. The water was tested recently and everything came back good.

James Vaughan let everyone know due to some difficulty with changing out the lock system at the pump house, the key exchange would not be happening after the meeting. There would be a week grace period for the issue to be resolved. Notice of the schedule for the key exchange would be posted at the pump house.

James Vaughan let everyone know we were waiting for one of the special speakers but had one in attendance, Earl Perry, Code Enforcement Officer for Klamath County Community Development. Ruben Garcia asked Earl if there was such a permit as a final occupancy permit. Earl said there is a certificate of occupancy which is the final permit then advised him he could get more information on that at the building department.

Matt Pusateri announced that he would like to introduce into evidence that Sapphira Pifher has pertaining to our board of directors being voted off. James Vaughan replied that it was not on our agenda for this meeting. At this time, several members including Matt Pusateri, Ruben Garcia, Aaron Mackey & Sapphira Pifher continued shouting there is only one board member who is legit. Sapphira Pifher said she had documentation that Cindy Wilson does not have a permit. Matt Pusateri continued that this board is pushing for permits, but only one of the board members has one. James Vaughan told them they did not know what they were talking about and need to look in the right places for information. More shouting continued.

Dennis Gibbs thanked the board and Earl Perry for being there. He asked that everyone give the board a chance.

Rebecca Williams, asked the membership who would be replacing the board members because no one has stepped up for the opening on the road board. Ruben Garcia said he has put in writing to replace the board members in the HOA suggestion box.

As shouting and over speaking continued, members Ruben Garcia & Matt Pusateri were asked to keep quiet or they would be removed. After several minutes of trying to get the meeting under control, President James Vaughan said the board received minutes of meeting held on February 23, 2018 with demands to the board. We have discussed it and fully agree we will continue to work for the HOA, the legal residents & land owners and will not relinquish anything without a court order. Matt Pusateri, Aaron Mackey said they would file a class action lawsuit against the board. After several more minutes of shouting the meeting was called adjourned at 10:23am due to unruly conduct. No other new business that was on the agenda was able to be conducted.

The next board meeting will be held on April 22, 2017 at 10:00am. Meetings will be conducted in a orderly manner. If any members become unruly they will be asked to leave. If refused, the meeting will be adjourned to a private location as a closed board meeting to continue to conduct board business without interruptions.

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