

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

June 30, 2019

### **Minutes of Meeting June 15th, 2019**

Location: Pump House  
Time: 10:00 am  
Date: June 15, 2019

Meeting was called to order by President, James Vaughan at 10:01 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

After calling the meeting to order, President James Vaughan spoke of the rules of the meeting of no outburst, shouting etc; there will be a warning, then you will asked to leave. If you do not leave the police will be called for trespassing. James then reminded everyone of a few items. It is fire season and we are now in a "no fire" zone. He asked everyone that if you see anyone having any fires, call 911 immediately to report it. James announced that there have been calls from land owners that someone has been cutting trees down on their property as well. James reminded everyone that is not allowed. There have also been complaint calls regarding dogs running around and to please keep your dogs under control. James mentioned the vandalism at the pump house last year and asked those who were responsible to bring back the stolen items to the Board. James then let everyone know the water test that was just performed came out good. He lastly said that the HOA had a situation of an abandoned fifth wheel on HOA property, therefore the Board will be getting a "no parking/tow away" sign along with putting boulders in front of the property to prevent this happening again. James Vaughan then handed over the meeting to Treasurer, Eric Goritz.

Treasurer, Eric Goritz gave his treasurer report from November 1, 2018 to May 31, 2019 with a Beginning balance of \$19,072.08; Savings balance \$6,085.62; Checking balance \$12,986.46. Income during this period was: Membership dues \$37,458.85; Key payments \$6,600.00; Savings Interest \$2.33; for a total income of \$44,061.18. Expenses were as follows: Legal fees \$17,292.71; Power bill \$933.08; Dept of Forestry \$141.25; Taxes \$102.97; Website \$127.12; Water testing \$40.00 Office supplies \$451.93; phone bill \$285.03; Printing supplies \$398.52; Filing \$50.00; Stamps \$669.00 bringing total expenses to \$20,491.61. Ending balance is \$42,641.65.

Eric Goritz then gave an update of the lawsuit. He explained as of our meeting, it has been 355 days since the Board was first served with the lawsuit. The newest lawsuit the Board was served with, will be the 3<sup>rd</sup> time it has to be redone by the opposing attorney, however that attorney will be out of town for a couple of weeks, so it will be another wait. Eric then read the itemized email from the Board's attorney of the issues with the lawsuit. Eric asked if anyone had any questions, which no one responded with any questions.

Eric Goritz moved on to an open discussion about putting in place an Enforcement Resolution through the Board's attorney for legal purposes. This would be to address complaints from members who have big junk piles & multiple abandoned vehicles, as well as resolve any of what could be perceived as hazardous or harmful materials. Eric explained there have been a few members who the Board has sent letters to to address these issues, further explaining the Board is not trying to harass or just fine anyone, but we have to have this resolution with fines in place to enforce the rules upon those who do not resolve the matter. This will help keep property values up and a community for everyone to enjoy. Eric advised if any members have any complaints, they can put them through the website or they can drop them off at the suggestion box at the pump house. Outburst from several members were shouted about the Board members over their ethics/corruption. The outburst continued between members and Board members until Eric took back control of the meeting to the next item on the agenda.

Eric Goritz then spoke about putting in place the new key card system. He explained the usage is very high and with the new system it will allow the usage to be monitored. Several members shouted outburst of disapproval. Vice President, Michelle Vaughan explained the Water Master for our county allows 15,000 gallons a day for our well. Treasurer Eric Goritz further explained that the well pump can only pump 300 gallons of water per hour into the holding tanks. That is 7200 gallons per day or 50,400 gallons per week. If 50 people take 1000 gallons of water per week that would put us at our limit. Sam Marquez states that our pump really is at a maximum of 5k a day before it vacuum locks and fries the pump. Eric further stated that due to these figures, members with a water key should have a 1,000 gallon a week limit per key. Outburst from members were shouted that that amount would not be enough. Eric explained for regular residential usage, this limit would be a sufficient amount needed. Eric then spoke about possibly having land owners who come here to legally camp on their property having a temporary key with a small limit during their stay. Outburst from several members over the limit on the water usage continued until President, James Vaughan announced the meeting was adjourned and the next Board Meeting would be held on August 24<sup>th</sup>, 2019 at 5:00p.m. This annual meeting will also be for elections of upcoming Board positions. The location of the meeting will be announced at the pump house.

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