

Ochoco West Property Owners' Association
Regular Meeting Minutes
March 11, 2026

Lisa Logan called the meeting to order at 6:00 pm.

I. Roll Call

Present - Lisa Logan, President (2025-2027)

Vacant Position - Vice President, Vacant (2025-2027)

Vacant Position - Secretary, Vacant (2024-2026)

Present - Treasurer, Jasmine Harding (2025-2027)

Present - Board Member at Large, Garrett Erwin (2024-2026)

Absent - Assistant, Bryan Saeger

Absent - Assistant, Crystal Helms

Lisa read Cassandra Ruwaldt's resignation dated February 12, 2026, into the record.

II. Public Comments

- a.** Jim Friese and Bob Denfeld volunteered to fill the vacant Vice President position. Lisa moved to appoint Jim Friese to the vice president position. Garrett seconded the motion. Motion carried unanimously.
- b.** Sheryl Denfeld expressed concerns about the POA having a lawyer, if there is liability insurance and if the POA is going to get the land back from the OWWSA.
- c.** Bob Denfeld – Suggested that if it is not required to move the mailboxes, instead extending the distance of the mailboxes in their current location.
- d.** Mitch Logan – Stated that the POA trying to fiscally manage the property would be a disaster due to the amount of back taxes owed and the cost of surveying it to subdivide it.
- e.** Kathy Friese – Input on mailboxes – original plan was to put a roof over them. The pad is too small, and it is icy in the winter due to water drainage.
- f.** Pamela Wittman – Had complaints concerning fire hazard on empty lots with overgrown vegetation, RV Living, and turkeys.
- g.** Charity – Survey mailing did not reach all individuals.

III. Review of Minutes

- a. 2/11/2026 Regular Meeting Minutes were reviewed. Lisa asked that they be corrected to show Lisa, Garrett and Jasmine as the board members present at the meeting. Lisa also asked that the vote on hiring attorney Francis Hansen & Martin LLP. be changed to motion failed due to lack of majority as Lisa did not vote on this issue. Jim moved to accept the minutes as corrected and motion carried with three in favor, one abstained.

IV. Financial Report for the month of January 2026

Bank balance as of 2/28/2026	\$60,541.06
Deposits were made from 2/1-3/1 totaling	\$11,709.59
Bills & expenses were paid from 2/1-2/28 totaling	\$ 2,252.88
Google Workspace	\$ 58.80
Pacific Power	\$ 54.73
Final Capstone Bookkeeping Payment	\$ 1610.50
Amazon	\$ 259.75
OWWSA Postage Reimbursement	\$ 269.10
Aging report	\$64,298.37
Total unpaid dues for 2026	\$31,351.02
Total outstanding dues	\$65,898.51
Leins filed: 0	
Foreclosures filed: 0	

The bookkeeper that the POA was using at Capstone no longer works there. Capstone will now be doing quarterly reviews on the POA accounts. Jasmine discovered that the checking account has not been reconciled.

Lisa moved to contact Capstone for a refund. Motion carried.
Lisa moved to get quotes from other accounting firms. Motion carried.

V. Committee Reports

- a. Fire: No Volunteer
- b. Lake: Mike Hedrick not present.

- i. Porta Potty – Lisa checked the porta potty and there is not a company name on it. She will have to do some research to find out where it came from and if they will take it back.
- c. Gun Range: Bob Denfeld – He needs a 55-gallon drum to use for garbage at the range. The Logans have one that they will donate. The picnic table was shot up and Bob will burn it. More ranges need to be built, and the tables need to be covered.
- d. Trails: No Volunteer
- e. Roads: Bob Wolverton – not present. A comment from the community indicated that Irvine Avenue needs more gravel.
- f. Pool: Bob Wolverton – not present.

VI. Old Business

- a. Fobs – Fobs are on the desk in the office. Jasmine, Emily, Ausin and Pamela know how to operate the FOB system.
- b. Audits/ Financial Review – Capstone cannot do the audit. The POA is researching another firm to do the audits.
- c. Legal Counsel Review – Jim moved to postpone the decision on lawyers until there is a full board. Motion carried three to one.
- d. POA Website: Bryan Saeger – not present.
- e. Annual Meeting/ Elections – Annual meeting is scheduled for Saturday, March 14th. Sign-in process will start at 11:00 am and meeting will start at 12:00 pm.
- f. Community Complaints – A community member complained about tenants that were causing problems and threatening her. The board recommended that she contact the sheriff's office.

VII. New Business

- a. Building Plans – no plans submitted.

VIII. Adjournment

Meeting was adjourned at 7:12 pm.

IX. Next Meeting

Annual Meeting 12:00 pm Saturday, March 14, 2026, check-in starts at 11:00 am