

Ochoco West Property's Association
Regular Meeting Minutes
June 10, 2026

Jim Friese opened meeting @ 6:08 pm.

Jim stated the protocol for the meeting: Please raise your hand, state your name, and try to keep in orderly fashion. This way everyone can ask questions in the meeting.

1. Roll Call

President, Jim Friese (2026-2027)

Vice President, Bob Denfeld (2026-2028)

Secretary, Elsa Hyder (2026-2028) (Absent)

Treasurer, Lisa Logan (2026-2027)

Board Member at Large (Vacant- 2026-2027)

2. Review of Minutes

5/13/2026 Regular Meeting. Board reviewed minutes before the meeting. There were no corrections, minutes approved.

3. Financial Report

Total income this year was \$70,197.43.

Total income from May was \$996.25.

Total Expenses May was \$787.61.

Total checking balance as of May 31 was \$60,435.77.

As of date, Net Income is \$53,697.63

The accounting firm has reconciled our statements through December 31, 2025. There are details about various deposits and expenses that need to be clarified. Lisa is working with Capstone to complete this task. We paid Capstone \$1,600.00 a month, but they were not doing the work that they agreed to do. Jim stated we are trying to bring things back in order again and once the checking account is in order we will be doing an audit.

As of June 10th, our checking account balance is \$60,607.01.

Aging Report:

1-365 days - \$29,356.40

366 & over - \$29,394.54

Total.....\$58,750.94

Lisa will be sending out new statements at the end of June for anyone that has not paid. Anyone that has not paid their dues, will have their key fob disabled. Any outstanding liens will be reviewed to see if they need updating.

Guest Speaker: Bruce Scanlon, district manager for Ochoco Irrigation District (OID).

OID has a grant in process to pipe all OID's canals and then cover the pipe with dirt. There are two options to complete this project for Ochoco West.

1. Put the pipe in the existing canal and cover it with dirt.
2. Move the canal closer to Prine road, place the pipe there, and fill the existing canal with dirt. This option would make some of the lots buildable.

There would be around twenty property owners affected.

The grant would not cover all the costs in moving the canal and the OID would like the twenty property owners to help with the costs. Scanlon wanted the POA board to contact the affected property owners to see if they would be willing to help with the costs. The rough estimate of costs would be around \$3,500 each. Bob Denfeld stated that it should be OID's responsibility to contact the owners, being they would have all the facts and figures and cost estimates for their project and the POA has no say in this matter.

Rick, a property owner, stated that if they somehow broke our old sewer and water lines and depending on where they might break our lines, the water staff would have to shut down all water to the community until fixed. This is a possible scenario that could happen. If they do not move the canal they will still come in with pipe and just cover the canal with dirt with no cost to us. The same easement will still be in place as the OID as owners. No plan for the POA to move forward. Jim stated the POA does not own the property where they want to move the canal, it is the water and sewer land. This was information only for the board.

4. Old Business

Still have a vacant board position. If interested go to the website and send a resume or bring down to office.

Key Fob's: Lisa now is trained to work the fobs. She has helped property owners already. If you need a fob or if you are having problems with your fob, please use the email on our website: www.owpoa.com and Lisa will get back to you.

Property owner Mr. Carter stated he has put several emails on this website and never heard anything back. Lisa stated she was the only one that could read these and a lot of times she did not have the answer and did not have time to contact another board member to answer. Jim stated that he has access to the emails now to help and the other board members will have access shortly. We apologize for any inconvenience, and we are trying to fix a lot of things that need correcting. Mr. Carter just was wondering if there was something technical or not. Jim thanked him for bringing that forward.

5. New Business

Update on lease agreement with OWWSA

Now we have a very vague agreement. On June 16, 2026, we are going to meet with OWWSA board to discuss what our responsibilities are, and we would like to lease the property, by the willow tree as you come into the subdivision, for a day use area. If we go ahead with picnic tables, swings, horseshoes, and maybe BBQ pit, we are covered under our insurance for this to happen in the future.

6. Committee Reports

Fire: No volunteers as of now.

We had a fire on Lister from a burn barrel, and it was a legal burn day. You still need to watch the fire and clean the area around it. Bob Denfeld Report: On June 3rd Amber Blanchard, who is the Crook County Fire Prevention Technician and Russ Deboodt Crook County Fire Marshall, put on a very informational clinic. We wish we had more people come down. They will come out again if more people are interested. Bob explained you can call Amber at 541-447-5011 and she would come to your home to evaluate the fire risks and help you plan to make it more fire protection ready. She left some literature at the community hall if anyone wants to pick some up.

Outdoor burning regulations are available on the table in the meeting hall. You can call any day you might want to burn at 541-447-2876 to see if it is a burn day or go to crookcountyfireandrescue.com and look for burning restrictions. You are required to have a copy of the burn regulations on site. One thing to keep in mind is that if you start a fire, you may be liable for any damages and cost of suppression. Use common sense when burning. We will try to have more Crook County: **Are You Fire Ready** booklets at the hall, which is very informational with setbacks on trees and ways to trim back your trees. The booklet has additional resources which are very helpful. **After contacting Crook County, there are no restrictions on 4th July fireworks. In our community, it's so dry we advise against setting off fireworks. We are going to have the water trailer at the hall. If you are going to set off fireworks we suggest doing so in the parking lot.**

Water truck & trailer

Bob Wolverton has not had time to get the water trailer near the hall. OWWSA will help with that and for the summer we will have the trailer by the hall in case of a fire. We need volunteers trained to operate the water truck and trailer.

Pool

Just got steps and railing done today. Will start filing pool tomorrow. We hope to get the pool up and running by July 4th.

There are a lot of repairs for next year, around \$25,000. The pool was built in the 1970's and it is time to do some renovations. We are trying to fix it so it will be serviceable for a long time. Next year the pool will have to be drained, sandblasted, and repairs made, so the pool may be closed during these repairs.

Roads

Bob Wolverton has been too busy with the pool and personal things to get estimates on fixing the grader. He will try to get the information for the next meeting. The grader is important for the community for upkeep on the roads during the rainy and snow season. It was mentioned that the speedbump on Nye does not stop people from speeding. There is a pothole at the end of the pavement, it has been filled several times, and a tractor was used to tamp it down. Someone mentioned putting a speed

bump where the asphalt and gravel begin. That might work. Bob Wolverton suggested putting down a larger size of rock.

Jim wants to thank Bob for all the work he has put into getting the pool going and all the road work he does during the year.

Gun Range

Bob Denfeld mentioned they are still planning on setting targets closer on the pistol range, like 25 and 15 yards. Long term plan is still getting a cover over the shooting benches. Bob is going to contact Jamie from the OWWSA to help cut the weeds.

Lake

Still do not have a volunteer to take over the lake committee. **You do not need a fishing license to fish on the lake if you are a property owner and that includes your guests.** Jim made a phone call to the Oregon Department of Fish and Wildlife for clarification of the ruling. It is a privately owned lake on private property. We will not be stocking the lake this year because the water is too low. This is where we need a committee. This is for the community, and we need more people to get involved.

ATV Trails

Wynn Porter took over the ATV trails. She reported the trails look good with no down branches. Jim thanked Wynn for her work.

Community Events

We would like to thank Riane English and Michael Peloquinn for the donation of the basketball hoop out by the mailboxes. Also want to send our prayers to Riane and family who were in a bad car accident.

Recap

Last year Crystal Helms, with her 4-H students, helped people clean their yards. A lot of people are older or unable to do the work because of health issues. She will be doing that again this year. Please contact office if interested.

Still planning to put some picnic tables by the willow tree as you come into the community on a trial basis. We would like to turn this into a family park area for everyone to use. We would like to change things around and do

more things for the whole community. And once again want to thank Riane and Michael for the basketball hoop, a lot of the kids have been using it already. Checked with our insurance agent and our liability insurance will cover these plans.

We are trying to get the pool open by the 4th of July. Once the pool is filled after step repairs, we must get the chemicals balanced.

Remember we will have the water trailer down at the club house for the 4th of July.

Next meeting will be Wednesday July 8th at 6:00pm

Meeting Adjourned at 7:25 pm.