

August 12, 2026, POA Regular Meeting

Attending: Jim Friese, President
Bob Denfeld, Vice President
Lisa Logan, Treasurer
Riane English, Member
Elsa Hyder, Secretary

Meeting opened at 6:07 p.m.

Minutes from June meeting were presented and approved by members in attendance at that meeting. Elsa Hyder abstained due to absence at that meeting.

Financial

Sherra Moore at Cascade Country Consultants, Inc. was interviewed to do our books for the future. Lisa motioned that she be retained, Elsa seconded. Motion was carried unanimously. Lisa will be breaking off with Capstone as soon as we have concluded information transfer. Lisa proposed changing our current QuickBooks Online program for QuickBooks Enterprise, Bob Denfeld seconded, motion carried by unanimous vote.

Bank balance as of July 31, 2026, is \$65,457.58 with a few deposits still to be recorded. Net income to date is \$60,287.77.

Old Business

Open Board Position for the 2026-2027 term – Riane English interviewed for this position. Jim Friese motioned to accept her for the position. Lisa seconded and the motion passed unanimously. Riane accepted the position and joined the board as board member at large.

Key Fobs are in good working order, following some inquiries about the system.

POW Website -Our site is being updated as needed. We are moving toward encouraging folks to use our website vs. Facebook as we will be sure content is accurate. We will be using a company called Paladin to manage passwords etc., so there is no conflict of interest with transfer of passwords when necessary. The question asked was whether or not all Board members will be able to make changes when needed? Yes, we will all have access.

New Business

Lease Agreements with OWWSA – No Progress Made on this yet.

Design Guidelines – We need to straighten out the CC&R's and Covenants because we have no well-defined parameters. Since we have no definitive current guidelines, we will have to use the 1983 definitions of building plans. We have many resolutions passed by prior boards that conflict

with our CC&R's. Some of the changes will need to be made by a vote of a majority of property owners. Cassandra suggested that when we get to that point, we should try to offer online voting. Jim suggested forming a committee to help reestablish our goals in this area. Cassandra offered to act as an advisor to help us.

Committee Reports

Fire – We have no volunteers.

Water Truck and Trailer – Bob Wolverton has done repairs on this equipment.

Riane has a list of people that are willing to help create a defensible space, but they have not contacted the POA yet. There is a program called Firewise which is intended to use community involvement to make individual properties and the entire neighborhood fire safe and defensible.

Pool – Bob Wolverton is also involved in the work required to maintain the pool, which is no small feat. The fires contributed to the contaminants in the pool, but he is hoping to get it open this weekend. Certified volunteers are still needed.

Grizzly Road – This remains a contentious issue between the county and our property rights and those of the 6 property owners above us. Due to the recent fire threat, we are working on ways to make the road usable for large equipment, etc. It is a county road, but we will be meeting with county Commissioners for guidance going forward.

Road Maintenance - Stop Sign on Circle – This is a maintenance issue and will be resolved. Bob is getting estimates for the grader repairs.

Gun Range – Bob Denfeld had nothing new to report.

Lake – We have no volunteers at this point to provide help here.

ATV Trails – No updates here. Status quo.

Community Events – No volunteer in this category. Tables have been placed under the willow tree, which Jim Friese purchased. We have received positive feedback on this addition. Lisa motioned that we reimburse Jim for his purchase of these picnic tables. Bob Denfeld seconded, motion carried unanimously. A homeowner suggested that perhaps we could make use of the old rental house as a POA “hub” for office and community events coordination. This property belongs to the OWWSA.

Meeting adjourned at 7:12 p.m.