

# Ochoco West Property's Association

## Regular Meeting Minutes

May 13, 2026

**Jim Friese opened meeting @ 6:04 pm.**

Jim stated the protocol for the meeting: Please raise your hand and 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) (Absent)

Secretary, Elsa Hyder (2026-2028)

Treasurer, Lisa Logan (2026-2027)

Board Member at Large (Vacant- 2026-2027)

### 2. Review of Minutes

4/8/2026 Regular Meeting. Board reviewed minutes before the meeting. There were no corrections, minutes approved.

### 3. Financial Report

Total income this year was \$68,682.43.

Total income in April was \$2,790.58. May income \$81.00.

Total Expenses in April were \$2,058.32. May \$781.31 with a net loss of (700.31).

Still working with accounting firm trying to reconcile since last May. She has asked for some precise information on deposits and checks which Lisa has given to her. She is getting close to bringing our statements up to date. With the records we have now, our checking account balance is \$60,227.13.

Outstanding dues for this current year are \$29,436.58, past years dues owed \$30,662.38 with a total of \$60,09.94.

There are liens on properties, but we must check to see if they need to be updated. We won't know exactly our correct balance until the accountant finishes her work. They haven't been doing any accounting for us since last May.

Capstone does Quarterly reports for us, and we are going to keep them until we can get an audit done on the past years so we can move forward

looking into less expensive accounting firm and local. For now, Capstone has an employee in Washington doing our books.

#### **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 got in touch with Bend Lock & Key and now can issue and update key fobs. Email on the website if you have a problem with yours.

Phone: We still are going to get a phone to leave messages for people who don't have computers.

#### **5. New Business**

##### **Building Plans**

Ricardo Hernandez building plans were all in order with CCR's. Jim made a motion to approve the plans. Motion carried.

Austin Krieger was not present, but his was just for a carport which didn't need approval.

##### **Update on lease agreement with OWWSA**

Now we have a very vague agreement. On June 16, 2026 at 6:00 pm we are going to meet with OWWSA board to discuss what both boards are responsible for and other details regarding the lease. Everyone is invited.

##### **Update on dog issue.**

Jasmine Smith had her chickens killed by her neighbor's dogs on two occasions. The first time she contacted the POA and they talked to the neighbor. The second time Jasmine called the Sheriff and they will be going to court with her video of the incident. The dogs threatened her and her children, and the Sheriff stated she had **the right** to shoot the dogs if they come back again.

Jasmine stated she couldn't do that.

#### **6. Committee Reports**

**Fire:** No volunteers as of now.

Amber Blanchard who works for the Fire department stated you could set up an appointment to have them come out and evaluate your property.

On June 3, 2026 from 5:30 – 6:30 pm Amber Blanchard and other fire department officers along with the forestry department will put on a meeting on fire prevention.

##### **Water truck & trailer**

Bob Wolverton is looking for volunteers to drive the water truck & trailer.

Al Smith volunteered and he has experience in driving that kind of vehicle.

He stated Kerry from our insurance already has his driver license information. Jim stated they just went over the policy and he was not on it. Jim to check with Kerry about adding Al Smith. Jim thanked him for volunteering.

### **CCR's of property #11-Fire hazard**

We are now in the summer fire season. You must follow the Crook County Burning Regulations. Please call for burn days. Also, the information will be at the meeting on June 3<sup>rd</sup>.

### **Pool**

Bob Wolverton stated that the stairs and railings need to be fixed before opening the pool. The cost to open the pool is around \$3,100. The electrical has been fixed and we will need more propane which will be around \$358.00, chemicals \$350.00 a month, to fix steps and railings \$800. Bob is the only one certified and we will need more than Bob because if Bob is gone, the pool can't be open. There is a lot of talk on Facebook about the pool not opening, but if you come to the meetings or email the board you would know it will be open after repairs. The board will pay for the certification and now it's online. Kevin Mann offered to help. Jim thanked him for volunteering. Jim made a motion, 2<sup>nd</sup> by Lisa, to get the pool up and running as soon as it is safe. No further discussion. Motion passed.

### **Roads**

Bob Wolverton does our roads, and the grader needs to be fixed. He got a quote from one company, and it would cost around \$10,000. Kevin asked what the problem with the grader was. Bob explained about a lot of the mechanics and parts that needed to be replaced. Jim stated the grader was a very important piece of equipment for our roads. Al Smith suggested calling Iron King on Industrial Park to get a quote. Jim made a motion for Bob to get more quotes on fixing the grader and Lisa mentioned we have to wait to see what our true checking account ends up being before moving forward. Motion 2<sup>nd</sup> by Elsa. Motion carried.

### **Gun Range**

Bob Denfeld not present, but Jim mentioned they had future plans on covering the shooting benches.

### **Lake**

Mike Hedrick not present. Jim stated the lake is too low to stock trout this year, but there are a lot of bluegills, crappies, and bass to be caught. The porta potty will be moved from the current location away from the lake. Right now, the water board pays \$200 a month for their porta potties. Mike Hedrick has other ideas for us to do ourselves and dump the waste

at our RV dumping location. It would be nice to have more volunteers on the lake committee.

### **ATV Trails**

Wynne Porter is taking over the committee for the ATV trails. Thank you Wynne.

Question was asked if we own the Joe Fisher Dam. The dam is owned by the water board, and a small section is owned by the BLM. Jim stated that the Fish and Game said you need a fishing license to fish even if it's on your property as a community. The board will investigate this because the state police say one thing and fish and game another.

### **Community Events**

Kerry Hollaway not present

Jim stated he would like to have a day area for picnic tables, BBQs, and/or swing set for the kids and make it a real nice family area. Need to check with Kerry our insurance carrier if this is covered under our liability insurance and if not how much it would cost.

### **Recap**

June 3<sup>rd</sup> fire prevention meeting. Water board has done a great job at making a 28-foot fire break and we would like to continue making it a safer place to live.

Crystal Helms last year with her 4H students and helped people clean their yards. A lot of people are older or unable to work because of health issues. She will be doing that this year again.

Denna Dunkin asked about the 4<sup>th</sup> of July fireworks. She said that there are no restrictions with the county. The POA suggested not to use fireworks because everything is so dry. Some years people came down to the club house parking lot. Bob suggested watering down the area and having the water truck here also, because there will be people setting them off.

**Meeting Adjourned at 7:04 pm.**