Ochoco West Property Owners' Association
Regular Meeting Minutes
October 14, 2026

Attending: Jim Friese, President
Bob Denfeld, Vice President
Lisa Logan, Treasurer
Elsa Hyder, Secretary, absent
Ryan English, member, absent

Meeting opened at 6:05 p.m.

Minutes from September 2026 meeting were presented and approved by members in attendance at that meeting. A correction to spelling of Ryan's name was noted. Bob motioned to approve the minutes as changed, motion carried.

Financial

Capstone is officially gone and after much difficulty Lisa has been able to obtain administrative control of our QuickBooks information. She paid for the subscription to the service, to gain access. Our September 30th checking account balance is $65,472.09. The P&L shows a net income for the year of $55,891.16 which includes some charges from Capstone, which we will be trying to obtain a refund. Our aging report shows $45,696.39 in outstanding dues, $30,015.96 of which is owed from prior years. Only $15,680.43 is current dues. Sherra at Cascade Accounting will be doing our books beginning in October.

Lisa would like approval to obtain a debit card for expenses such as the one above as there are some things that require card payments. Lisa made a motion and Bob seconded to get this done. Motion carried.

Old Business

CC&R's and Resolutions continue to be in need of revision. Jim has tried to speak with Jered Reid who is the attorney the prior board used, however he has refused to speak with Jim. For reasons he did not share he refuses to be involved with our community. So, we will continue to look for look for an attorney to represent us. CC & Rs and resolutions need to be revised to meet current needs. We have put a moratorium on the placement of manufactured/ mobile homes until December 31, 2026 to allow for time to update the CC & Rs.

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Key Fob for the red gate next to the barn. We will be discussing reopening this gate with the use of a key fob. Lisa will look into what the cost may be to accomplish this.

Pool has been winterized for the season.

New Business

Construction plans were submitted by Gary Strecker for Block 01, lot 16. OWWSA has approved and following our review, our motion to approve passed.

Dump truck – Bob Wolverton has found one for $8,000.00 that is in good shape. Should we consider this purchase so we could reduce cost of having gravel delivered. Lisa said it may be cheaper to continue as we are doing it, considering cost of insurance and maintenance. Jim will look into those costs and it will be discussed further.

Committee Reports

We have no need for any more volunteers for the Water Truck and Trailer – Bob Wolverton has done repairs on this equipment, but the question was asked who besides Bob can run the equipment we have? Grader work is still in progress.

Lake – No volunteers for this one.

Roads – The berm on Nye that is blocking rainwater from draining into the culvert still needs to be addressed. Road maintenance has always been a large expense. It was suggested to form a road district. Then taxes could be collected to fund these costs and grants could also be researched.

Grizzly Road – Due to the recent fire threat we are focused on working with the County on ways to get the road usable for large equipment, etc. Jim has met with Brad Haines and was advised that two miles of the old stagecoach road is our property and the other four are not. It is considered a restricted local access road. It is not maintained by the County. It will require more discussion to determine how to go forward with any repairs to this road, but Jim is stressing the importance of getting a plan together due to the danger from fire that exists.

Speed Bumps – Jim put the question of the usefulness of speed bumps to the Board and those in attendance. From the comments it seems they cause more harm to the roads than they help. They lift and create potholes and they do not seem to deter people from speeding. Additionally, they make grading the roads and travel on the roads in the snow

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difficult. Bob Denfeld will contact the Sheriff's office to see what can be done. Perhaps trying to get license plates, etc. would help with the speeders. Lisa wondered if getting one of the trailers that display speed could be utilized.

Trash blowing into yards from the garbage truck. Perhaps getting in touch with the garbage company could help.

Gun Range – Bob Denfeld says its looking good. People are using the trash cans we have placed. He may put up another target for guns but will take down the archery targets soon.

Community Events – Crystal Helms has volunteers and has begun formulating a variety of ideas. She brought up having a Halloween party which the board approved and will sponsor.

Jim recapped tonight's discussions and re-read the moratorium.

Meeting adjourned at 7:06 p.m.

Next meeting November 11, 2026

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