

The meeting of January 11, 2023 was called to order at 6:34.

Present for the board: Nadine Ruth, Ali Schaal, Lorelei Mariana, Robert Onyun, Jane Bidwell,

Owners attending Kyle Shortsleeve's, Tina Meyers, Sharon Webster

The minutes were approved as corrected. Unanimous Consent.

The treasurer's report showed deposits of \$245.00 for November from current year assessments. In December \$250.00 was paid for required review/audit. \$272.85 for the property taxes, \$225.00 for mailbox related expenses. Deposits of \$165.00 for 2022 assessments and 1225.00 for 2023 assessments

The balance in the operating account is \$18,623.45. The balance in the exigency account is \$11,996.26. Unanimous Consent.

All reported an assessment breakdown for 2023. Currently, incoming balance is \$8,930.00. This is about fifty percent of the total owed. It was moved to send reminders by email with the date fines and interest are incurred. Unanimous Consent.

Robert continues to monitor real estate listings, providing sellers and realtors information about CC&RS.

It was moved to have the legal committee meet by Zoom with the current attorney to restate and restart both violation letters and the writing of the Rules and Regulations. Unanimous Consent.

Nadine will reach out to Kathy Debone for someone to fix glitches and oversee the website.

Lorelei reports the FireWise committee will be applying for a fuel Wild Fire Fuel Reduction grant. Travis Crowley at County Sheet Metal has been contacted to begin fuel reduction work in the Spring. The cost will be about \$1,700.00 a day for the crew. A Wild Fire Homeowner Protection class is being offered Wildfire Home Protection Strategies

A FREE half-day workshop on

Date and Time TBD

Location TBD

There are simple and often inexpensive ways to make homes safer from wildfire. With a good understanding of wildfire hazards and mitigation strategies, community residents can effectively lower the wildfire risk and losses to their homes, neighborhoods, and natural resources.

The Wildfire Home Protection Strategies class is based on wildfire behavior, structure exposure, and the concepts of defensible space. You will learn how to analyze wildfire risks to structures, provide actionable advice to property owners, and how to take action in your community.

To register, please email:

Heather.Miller@osp.oregon.gov or Ariel.Cowan@oregonstate.edu

Please include your name, HOA Community/Agency affiliation & phone number. Class will be limited to 24 people.

Fire Behavior

Fire Ecology

Current Research

Why homes burn

Assessing homes and communities

Please plan for a field exercise, weather permitting

Who Should Attend? Community members, fire service professionals, planners, developers, landscapers and insurance partners who would benefit from understanding how to reduce losses from wildfire.

Instructors may include Melissa Steele from Bend Fire and Rescue, Julia Johnson from the Oregon Department of Forestry, Heather Miller with the Oregon State Fire Marshal's Office and Ariel Cowan from the Oregon State University Extension Fire Program.

GREGON

Oregon State University mid

Extension Service

PROTECT

Fire Program

WILDFIRE

The county has sold a lot on the corner of Silver Fox and Caribou. There are no wetlands according to map.

The meeting was adjourned at 7:57

Minutes of the board February 2023

Present for the board. Nadine Ruth, Ali Schaal, Robert Onyun, Jane Bidwell.

Members present. Sharon Webster

The meeting was called to order at 6:34

The minutes of the January meeting were approved as read. Unanimous Consent.

An update on the treasurers report was tabled until the March meeting.

The Legal Committee reported following a meeting with our attorney. He advised acting on an amendment to the existing bylaws and pursuing the remaining and future Cases proactively rather than retroactively to assure the most positive outcomes.

Ali reported current assessment collection of \$16, 345.00. This represents 63% collection rate. A small percentage lower than last year.

Nadine will send a reminder letter to allow owners time to pay in time to avoid penalties of twenty dollars and recurring interest. Unanimous Consent.

Late fees begin March 31, 2023.

There remains \$6,550 outstanding and these have been penalized and are accruing interest.

Robert will contact the BLM concerning the entry sign.

Robert will continue to contact realtors as lots go up for sale.

The board has received two complaints concerning aggressive trespass. The owners have been advised of any actions that are within the purview of the board and advised to continue to contact the Sheriff.

The meeting was adjourned at 7:28

Minutes of March 15, 2023

Members present: Nadine Ruth, Lorelei Mariana, Jane Bidwell, Ali Schaal, by proxy.

Owners present: Mel and Eileen Mills, David Hayhurst, Sharon Webster, Marl Perez, Suzanne Silts, Kevin Grieves, Colten Elkin, Tom Tongue [by proxy]

Nadine called the meeting to order at 6:40.

The minutes of the February meeting were approved as read: Unanimous Consent

The treasurer's report noted January expenses of 225.00 for mailbox maintenance. And total deposits of 1,760.00. Those for 2023 assessments of 1,630 and for 2022 and prior of 130.25

February showed expenditures of 1,25.00 for General Liability Insurance and licensing and fees of 89.30. Assessments for 2023 of 900.00 and assessments for 2022 and prior of 90.00. Unanimous Consent.

The bank balances are 20,089.31 in checking and 11,996.46 in the exigency account.

Lorelei announced we were recipients of a grant through the FireWise committee of 60,000 for fuel reduction and defensible space. Her contact with a contractor informed the committee the expenses would run about 1,700.00 a day for a crew of two. The focus will be on chipping brush at the road and clearing work done on lots with or without homes where the defensible space around buildings is limited.

The board moved to register with Oregon Buys to facilitate the expenditure of these funds. Unanimous Consent.

Because the news about the grant was very recent and the timeline for expenditures short. It was moved to have a special meeting Sunday at 3:00 to formulate a protocol. Unanimous Consent.

All reports the assessments are still coming in, resulting from the last reminder Email. It was moved to extend the time frame for late payments to March 30. Forgiving payments made by that date. Unanimous Consent.

The Road Board is now posting on the Website. It was moved that they share the ongoing cost of the site at years end. Unanimous Consent.

Jane read the Resolution of the Board of Directors regarding an amendment to the ByLaws **WHEREAS**, it has come to the attention of the Board of Directors of Deschutes River Recreation Homesite Property Owners Unit 5, Part 1 & 2 (hereafter "the Board") that certain owners are using their recreational vehicles, motor vehicles, and/or disabled motor vehicles as permanent residences, including the use of at least one private waste disposal system/portable toilet, and,

WHEREAS, certain Building and Use Restrictions were recorded in the official records of Deschutes County in or about March, 1965, in Volume 142, at Page 476, providing that: 1) No campers shall be allowed for permanent residence; 2) Under no conditions will an exterior latrine be allowed, and 3) that no structure of a temporary character may be used at any time as a residence, and,

WHEREAS, when the Building and Use Restrictions were written and recorded more than 60 years ago, they did not include specific language restricting the use of recreational and/or disabled vehicles for permanent residences, nor did they define the word "latrine" or otherwise restrict the type of waste disposal systems use of property for waste disposal, and

WHEREAS, since the Building and Use Restrictions were recorded, Deschutes County has adopted code restrictions on the use of Recreational Vehicles ("RVs") for permanent residences, and restrictions on the use of sanitation / waste disposal systems; and,

WHEREAS, the Board believes that language of the recorded Building and Use Restrictions is ambiguous (capable of more than one interpretation), and is subject to an owner's narrow interpretation of words adopted more than 60 years ago; and

WHEREAS, the Board believes that over the past 60 years the words "recreational vehicles" have largely supplanted the word "campers", and that recreational vehicles as manufactured today may be used for full time residential use, as opposed to the limited recreational use of "campers" as such were used in 1965; and

WHEREAS, the Building and Use Restrictions recorded in 1965 provided that no structure of any temporary character could be used on any lot at any time as a residence, temporarily or permanently, and

WHEREAS, the Board believes that the Building and Use Restrictions recorded in 1965 were intended to preclude the use of temporary structures and campers for permanent residences, and that the use of a recreational vehicle, operating motor vehicle, or a disabled motor vehicle for a permanent residence violates the intended effect of the Building and Use Restrictions; and

WHEREAS, pursuant to Article 4 of the Restated Bylaws, the Board has the powers and duties necessary for the administration of the affairs of the Association, and may act on behalf of the Association; and,

WHEREAS, the Board is empowered by the Restated Bylaws of the Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 and 2, to adopt and amend Bylaws pursuant to Article 8 thereof, subject to the approval of a majority of owners present in person or by proxy at a duly constituted meeting; and,

WHEREAS, the Board wishes to amend the Bylaws to specifically provide the Board with authority to adopt and amend rules that are intended to clarify the Building and Use Restrictions in conformance with the intended purposes and policies for which the Building and Use Restrictions were adopted;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the ARTICLE 4 of the Restated Bylaws of Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 & 2, shall be amended to include the following additional language at the end of Section 4.3, entitled "Other Duties."

4.3.13 Adoption and amendment of the Association's policy and rules regarding the use of motor vehicles, recreational vehicles (campers, trailers, motor homes et al), storage units, and vehicles in disrepair

4.3.14 Adoption and amendment of rules regarding the use of private waste disposal systems, and,

IT IS FURTHER RESOLVED that the Rules as written on Exhibit 1, attached hereto and made a part hereof, accurately states the Board's intentions regarding the regulation of motor vehicles, recreational vehicles (campers, trailers, motor homes), storage units, and vehicles in disrepair for permanent or temporary residential use, and its intentions regarding the use of private waste disposal systems, and,

IT IS FURTHER RESOLVED that the proposed Rules as set out on attached Exhibit 1 are, and shall be, adopted as Rules of the Deschutes River Recreation Homesite Property Owners Unit 6, Part 1 and 2, governing the use of motor vehicles, recreational vehicles (campers, trailers, motor homes), storage units, and vehicles in disrepair for permanent or temporary residence, and private waste disposal systems, enforceable by its terms; and,

IT IS FURTHER RESOLVED that upon approval by a majority of the Board of Directors, this Amendment shall be effective upon approval of a majority of Owners present in person or by proxy at a duly constituted meeting of Owners.

The motion passed four to one. Robert voted nay.

It was move to pass the amendment to the ByLaws as follows.

EXHIBIT 1

**DESCHUTES RIVER RECREATION HOMESITE PROPERTY OWNERS UNIT 6,
PARTS 1 & 2**

**Rules Governing the Use of Recreational Vehicles for Temporary Residence,
And
Use of Waste Disposal Systems**

1. A single Recreational Vehicle (as defined in the Deschutes County Code Title 18, Chapter 18.04.030) may be placed on a lot or parcel that does not contain a dwelling, and may be used by an Owner as a temporary residence for a period not more than 30 consecutive days in any 60 day period, commencing on the date of occupancy, not to exceed six months in a calendar year.
2. Obtaining a temporary use permit from Deschutes County shall not entitle an Owner to exceed the use restriction described in paragraph 1.
3. No motor vehicle other than a recreational vehicle as defined in DCC 18.04.030, whether operable, disabled, or in disrepair; nor any storage unit, non-recreational trailer, tent, shed, outbuilding, or any other structure, portable or otherwise, of less than 500 square feet may be used for temporary or permanent residential purposes without the express written consent of the Board of Directors.
4. All necessary permits must be obtained from Deschutes County Environmental Building Safety Division before connecting a single recreational vehicle to sewer, water, and/or electrical services. Copies of all such permits shall be printed and provided to the Board of Directors.
5. Any recreational vehicle permitted by these rules as a temporary dwelling unit shall be located without violation of any applicable setback requirements.
6. Neither blackwater, grey water, nor wastewater of any kind shall be dumped on any property, nor shall any exterior latrine, portable toilet, or any other waste disposal system be used on any property without written consent of the Board, which may impose conditions for any permitted use.

7. Complaints alleging violations of any of these Rules shall be made to the Board of Directors pursuant to the process set out in Exhibit A to the Revised Bylaws of Deschutes River Recreation Home-site Property Owners Unit, Inc. Parts 1 & 2, which shall be enforceable as provided by the DRRHO Unit Schedule as set out said Exhibit A.

- * A Recreational Vehicle means a mobile unit that is designed for temporary human occupancy and is used as a motor home, recreational trailer, or camper by the Oregon Motor Vehicle Division or similar units licensed by another state. The mobile unit must be designed to be:
 - * Self-propelled or permanently towable by a light duty truck,
 - * Built on a single chassis; and
 - * 400 square feet or less when measured at the largest horizontal projection.

The motion was passed 39 to 0.

Unanimous Consent of members at a duly constituted meeting.

Nadine will file documents with the county and have notarized.
Unanimous Consent.

Move to forgo all liens and fines until documents are filed.
Unanimous Consent.

The meeting was adjourned at 7:42.

Nadine called the meeting to order at 3:05
For the board Nadine Ruth, Lorelei Mariana, Jane Bidwell

No members .

The minutes were approved as read.

The board considered the protocol for allocating the funds from the grant we received from ODF. we have 80,000 dollars to spend on fuel mitigation within the development and very little time to define our procedures.

We were granted these funds to preform fuels mitigation within the development, focusing on the underdeveloped lots adjacent to lots with homes or structures. Remaining funds may be used to defensible space practices around developed lots.

Treated ares will have the tree density reduced to 10 to 12 foot spacing, with remaining trees limbed to 6 to 10 feet above ground. Brush will be reduced by 50%.

On developed lots the 100 foot defensible space will reduce tree density to 10 to 12 foot spacing, ladder fuels reduced in all areas 30 feet from flammable vegetation. In the 30 foot zone flammable vegetation will be removed in favor of fire resistant vegetation. In the 0 to 5 foot areas combustible materials will be removed.

ODF will ask for before and after photos.

It was moved that 7,500 dollars be allocated to brush pick up and chipping, removed or left for owner. Unanimous Consent.

[AFTER THE MEETING WE WERE INFORMED THAT THIS WILL NEED TO BE A LAST PRIORITY IN ACCORDANCE WITH THE TERMS OF THE GRANT.]

It was moved to send an email to owners to encourage them to contact neighbors whose properties developed properties adjacent to undeveloped properties effected as stated above. Unanimous Consent.

It was moved that the monies be allocated based on first applications and an evaluation by the FireWise committee in consort with community experts, with consideration from most dangerous to least. Unanimous Consent

It was moved that owners who responded to last years proposed grant be included as first applications, as wished, as they meet this year's parameters. Unanimous Consent.

It was moved that Jane draft a letter with the ByLaws amendments. To be included with a letter outlining the grant application process. Unanimous Consent

It was moved that these , the Bylaws amendments and the applications be mailed to all owners. Unanimous Consent.

The meeting was adjourned at 4:13.

April 12, 2023 Board Minutes

Nadine called the meeting to order at 6:37

Present for the board Nadine Ruth, Robert Onyun, Lorelei Mariana, Jane Bidwell


Members in attendance. Tina Mayers, Sharon Webster, Mel and Eileen Mills, Jim Mariana

The minutes of the March Meeting were approved as corrected. Unanimous Consent.

The treasurer's report shows payments to:
Little River Strategies of \$130.20

Income from 2022 Assessments of \$630.40
Income from 2023 Assessments of \$1,675.00
Late fees of \$40.08

The operating account \$23,304.00
The exigency account \$11,996.54

**STRUCTURAL TRIAGE CHECKLIST**

INCIDENT / CONFLAGRATION NAME _____

ADDRESS _____ **STRUCTURE () of ()** _____

GPS COORDINATES _____ **Latitude** _____ **Longitude** _____

Range _____ **Township** _____ **Section** _____

DRIVEWAY <small>Has driveway or ramp to back in</small>		ROOF <small>Roofing damaged or fire</small>	
YES	NO	YES	NO
<small>Does roof overhanging driveway More than 4 feet over driveway (12 INCHES - 48 INCHES)</small>		<small>Is roof fire damaged?</small>	

DRIVEWAY <small>More than 10 feet from back</small>	YES NO	STRUCTURE TYPE
ROOF <small>Collapsible - (Roofing brought in from)</small>	YES NO	Single Story
ROOF <small>Wood Shakes</small>	YES NO	Two Story
TREES <small>Overhanging Roof</small>	YES NO	Wood Frame 2 Floors
TREES / BRUSH <small>Not trimmed to back within 10 feet of structure</small>	YES NO	Log Home Ridge
VEHICLES <small>Parked outside within 10 feet of Structure</small>	YES NO	Full Time Residence
SLOPE <small>More than 20% anywhere within 10 feet of structure</small>	YES NO	Vacation Home
SLOPE <small>More than 40% anywhere within 10 feet of structure</small>	YES NO	Out Building
DECK / STILT <small>Not enclosed underneath / no ground</small>	YES NO	Business
POWER LINE <small>Overhead within 10 feet of structure</small>	YES NO	Govt. Building
Other Hazard		

<small>0-2 YES</small> Doesn't Need Defending	<small>3-4 YES</small> Defend Appropriately	<small>5-7 YES</small> Defend Aggressively	<small>8-12 YES</small> Undefendable

Stage Officer: _____ Unit #: _____ Date: _____ Time: _____

COMMENTS / NOTES ON BACK

The annual meeting will be at Lorelei's August 26, 2023 at 11:00. A budget of 500.00 was set.
Unanimous Consent.

The mailing for the meeting will include ballots, stamped envelopes, proxies, letter and invoices for the 2024 assessments and invoices for past due amounts.

The meeting was adjourned at 8:06.

Board minutes May 10, 2023

The meeting was called to order at 6:34.

Present for the board: Nadine Ruth, Ali Schaal, Robert Onyon, Lorelei Mariana, Jane Bidwell

Members present: Tina Meyers, Dan and Brenda Courtnay

The minutes were approved as corrected. Jane has been misspelling Robert last name for months...Robert has been very patient. Apology in order!

Because of overlapping fiscal reports, lacking appropriate bifurcation, the treasurer's report was tabled until June meeting. The dual sets the board had as tonight were more confusing than informative. Unanimous Consent

Lorelei reports the contractor has begun work on the first six lots requesting grant monies. We request that any issues you may have with the work being done be directed to Lorelei by Email at her board address. Found on Web Site.

Work is projected to continue on some twenty other lots...and growing.

The Captain of the Fire District and Lorelei have identified several lots truly needing work. The LaPine Fire Department will contact them individually.

It is very important to send information concerning the hours each owner has spent or paid for, identified by hour rather than amount of billing, to both Lorelei Mariana and Tina Mayes. These are two separate grants and each require we put in sweat equity. Future grants depend on our performance. Work may be gutter cleaning, pine cones, trimming, weed control, moving wood piles, tree cutting...any of those things that reduce the spread of fire. We need your help here.

It was moved to join Oregon Buys to handle the required billing for the grant. Nadine to expedite the banking information. Unanimous Consent

It was move to allow the FireWise Committee to borrow from the funds dedicated to the POA properties clean up, as the grant pays out to paid invoices. These funds to be initial funding to pay contractors. Unanimous Consent

It was moved to allow the FireWise Committee to borrow up to 10,000 dollars from the general fund to pay contractor invoices. They will be refunded and recycled as the monies from Oregon Buys reimburses the Committee. Unanimous Consent

The latest information from the chipping grant informs us the chipper will not handle Bitter Brush.

Robert has been fielding questions from realtors. He currently has a total of eight transactions he is watching.

Jane reported three more violations have been resolved. One without ever reaching the case list. Worker working on house with no sanitation facilities.

Case A is awaiting a response from Code Enforcement as to their response to a violation which failed to take into consideration their extended definition. If this does not resolve the issue, the violation will be sent as CC&R and handled through attorney, as owner denies being a POA member.

Accepted , Unanimous Consent

Lorelei reports we are receiving responses for accessing the grant funds from the Email notice. The Snail mail letters are out. Two lots currently meeting all criteria and work has begun.

It was moved to add Jim Mariana to the FireWise Committee. Unanimous Consent.
It was moved to add Tina Meyers to the FireWise Committee. Unanimous Consent.

The Fire department provided a list of how they proceed in dealing with fire situations. Included here it rates homes and lots from defensible to indefensible. If owner property is rated in the latter two conditions, they may not receive service. Additionally the state holds owners responsible/liable for fires starting or feeding a fire when the property is out of compliance.

Tina Meyers is working on a grant for a chipping project. We will advise owners later in April.

Lorelei needs reports from owners on work or funds spent on fire abatement on individual lots. We receive some credit with FireWise for these efforts. Please contact her at your earliest convenience. The report is due in August. It may be brush, tree, even gutters.

There is a free week at the Transfer Station June third to the seventeenth for yard debris.

Saturday, May sixth is a FireWise Event Day. Watch for information.

It was moved to archive the old ByLaws on the Website. Unanimous Consent.

It was moved to explore returning to in person meetings with a Zoom Option. Unanimous Consent.

The meeting was adjourned at 7:37.

Minutes June 7, 2023

Nadine called the minutes to order at 6:37.

Present for the board: Nadine Ruth, Robert Onyon, Ali Schaal, Lorelei Mariana, Jane Bidwell

Owners present Nate Richardson

The minutes were approved as read. Unanimous Consent.

The treasurer's report was given. It is understood it is currently in flux, as we are required to turn in paid invoices to utilize the sixty thousand dollar grant Lorelei secured through the FireWise Committee. We pay monies out for completed work and are reimbursed as the invoices are received by the state.

April activity showed income of \$2,725.00

Board invoices paid of \$171.60 to the FireWise Committee, mailing expenses of \$196.60, professional fees for data entry \$650, and \$4,000.00 in legal fees.

May activity showed income of \$755.00.

The current operating account is \$7208.55. \$5,000.00 is dedicating to chipping. We are awaiting the second reimbursement check for \$18,318.75.

The savings account balance is 11,996.82.

The FireWise fuel reduction is on going. The second round of bills is out. Some sixteen lots are completed. Some of the next phase are deemed habitat enhancement because of wetland issues. The forester and community development will need to sign off on that work.

Chipping has begun in the grant Tina secured. They have chipped 156 yard of debris and work continues. The contractor has the map with the lots openers signed up for.

The deadline for our window has been extended to June 30.

Robert reports nine new sale situations, and has made contact. It is becoming easier as realtors are now working on second lots in the community.

The legal committee reports one violation is currently with our attorney. Case A is waiting for further consideration by the county, it will then be forwarded to the attorney.

Case P, originally reported as two trailers on a single lot was cruelly two lots. The one of these trailers has now moved to a adjacent lot where a home exists. As a follow through a letter will be sent to the homeowner as a reminder the trailer may not be used as a temporary or permanent living quarters. Nor may two residences be occupied on a single lot simultaneously as per county code. Making this case Q.

The next meeting of a regular nature will be June 28, 2023 at 6:30. A short meeting to assess next year's budget and set assessment will be called for Wednesday the 14 of June 2023 at 6:30. Unanimous Consent.

Case 1 is currently with the attorney and a letter is being written for our consideration.

The placement of two 'sign collector' signs are being reviewed for placement.

The bulletin board at the mail box is in need of some culling and a sign noting its proper use.

The board is considering a more effective method of posting our meetings at that locale.

The June meeting will be June 7th. A week early. Look for location and time. Currently planned for Nadine's lawn.

The July meeting will be held on June 29th. Yes... July in June. It is a Thursday, but we are hoping to hold in person meetings through the summer. Again at Nadine's.

The annual meeting will be on August 26th. A Saturday. Place, time, and format to be announced.

All provided the list of assessments in arrears. There are 80. These notifications will go out in annual meeting mailings, targeted to the individuals concerned. Information will include amounts and short note as to how funds are being used.

The meeting was adjourned at 8:04

Minutes June 7, 2023

Nadine called the minutes to order at 6:37.

Present for the board, Nadine Ruth, Robert Onyon, Ali Schaal, Lorelei Mariana, Jane Bidwell

Owners present Nate Richardson

The minutes were approved as read. Unanimous Consent.

The treasurer's report was given. It is understood it is currently in flux, as we are required to turn in paid invoices to utilize the sixty thousand dollar grant Lorelei secured through the FireWise Committee. We pay monies out for completed work and are reimbursed as the invoices are received by the state.

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The next meeting of a regular nature will be June 28, 2023 at 6:30. A short meeting to assess next year's budget and set assessment will be called for Wednesday the 14 of June 2023 at 6:30. Unanimous Consent.

Meeting Minutes of the Board June 14, 2023

Nadine called the meeting to order at 6:37

Present for the Board: Ali Schaal, Jane Hayhurst, Nadine Ruth, Robert Onyon

Members present: Sharon Webster

The minutes were approved as read

Nadine presented the yearly budget

The Budget was approved by unanimous consent

After some discussion the board agreed to set the annual assessment at \$35

Unanimous consent

The meeting was adjourned at 7:49

DRRH#5

BUDGET 9/1/2023 - 8/31/2024:

Insurance

General Liability	\$1,100.00
Directors & Officers	\$864.00
Dishonesty Bond - Treasurer?	\$203.00
Dishonesty Bond - Mail Box	\$100.00
Common Area Maintenance	\$800.00
Mailbox Area Maintenance	\$1,500.00
UDRC Donation	\$500.00
Annual Audit	\$300.00
Website Host	\$225.00
Website - Outside Service	\$400.00
Secretary of State	\$50.00
Property Tax	\$273.00
Zoom	\$180.00
Mailing - Annual + 2 Late notices	\$975.00
Bank Fees	\$100.00
Legal Expenses	\$7,000.00

Annual Meeting	\$500.00
Firewise Task Force	\$500.00
Office supply & Misc	\$200.00
Unanticipated Expense	\$1,000.00
Welcome Sign	\$800.00
Fuel Reduction	\$1,000.00
Total	\$18,570.00 x 20% \$3,750.00 reserve 2024-2025 Board

Current bank balance	\$7,208.00	
Pending reimbursement from FS	\$18,319.00	
Known expenses to fiscal year end		
Chipping	\$5,000.00	
O&D Insurance	\$864.00	
Accounting entry	\$650.00	
Zoom	\$192.00	
Annual mailing	\$575.00	
Park Maintenance -estimate	\$500.00	
Legal- estimate	\$2,000.00	
Transfer to Fuel Red	\$1,000.00	
Total	< \$10,781.00 >	
Year end balance estimate	\$14,746.00	
For next year's board	< \$3,750.00 >	2024/2025 Board Reserve
Working balance estimate	\$10,996.00	

Amount required from 2023-2024 assessments to meet budget

463 Properties x 70%
x \$35 \$16,205.00 \$11,343.00

Meeting of the board June 28, 2023

Nadine called the meeting to order at 6:35

Present for the board. Nadine Ruth, Robert Onyon, Lorelei Mariana, Jane Bidwell
Members present. Sharon Webster, Nina Dille, Dennis King, Jen Lawrence, Kim Grieve, Tina Meyers,

The minutes were approved as corrected. Adding Melissa Lantz. Unanimous Consent.

The treasurer's report reflected the deposit of \$18,318.75 from ODF and a check issued to the same for \$19,852.00.

A late fee deposit of \$70.00. Unanimous Consent.

Lorelei reported the FireWise work is finishing up with a total of \$5,500 awaiting a go-ahead from Community Planning. These are wetland adjacent areas.

Jane reported the Legal committee had provided Code Enforcement with the information that in Case A the Idaho DMV stated the license plate belonged to a truck last active in 2013.

Case I is with the attorney. The letter being sent was reviewed. The board moved to send additional letter to owner, as well as attorney of owner. To proceed on both violations if the owner declines remediation. To remove sentences stating TUP will be 'ignored' by board. Unanimous Consent.

Nadine has written a letter to several owners on the behalf of several owners requesting outdoor lighting is focused downward and does not illuminate neighbor's property. This mandated on river properties and a nuisance off river.

The board considered the lack of response of future candidates. Legally, members serve until replaced. Robert suggests, if this is the case, that 'internships' be developed to attract and inform potential board members.

It was moved to hire someone to stuff the annual notice, as it our first use of the process and may face some complications. A fee of two hundred fifty was cited. Unanimous Consent.

The mailing will have usable proxy forms, the invitation, ballots, the formalized billing and new assessment and a stamped return envelope. Nadine is working on an addition inclusion.

Jane will check on the motion lights at the mailbox. Replace batteries if it is simple fix.

The meeting was adjourned at 7:73. Unanimous Consent.

Annual Meeting August 26, 2023

The meeting was called to order at 11:10.

A quorum was established at 163 plus 3 units.

Board members present: Nadine Ruth, Lorelei Mariana, Ali Schaal, Jane Bidwell.

Members present: Jen and Jess Lawrence, John and Bonnie Bowens, Harvey Cannon, Rebecca Mink, Tom Tongue, Dale and Jennifer Fuller, Tina Meyers, Sienna Paulson, Verne and Elaine Gingerich, Amber Maher, Pam Wren, Mark and Nina Dille, Tom and Billie Amieka, Dennis King, David and Brenda Courtney, Rick and Betty Sticka, Julie and Craig Heath, Jason Reed, Dena Teela, Mel and Eileen Mills, Sharon Webster, Shelly Meissen, Kim Tustin.

Robert Grosefeld was introduced as an expert on the protection of night skies. He advised as to steps owners can take to meet the County Ordinance, and gave examples of near by areas that have gone further and gained IDA certification. The purpose is to protect wildlife and reduce ambient light in rural areas, keeping the stars visible. He advocated for downlighting, motion detectors on timers, LED lighting, and reminded all that holiday lights were exempt when removed in a timely fashion.

Emily Curtis spoke about fire adaptive communities, and reminded us of our lives in a dry pine forest. Historically, these areas were maintained by a five to fifteen year cycle of wildfires. Now communities exist and they must avail themselves of best practices to protect themselves.

Robert Newy from the Fort Rock Station explained how government agencies pre treat and treat areas and then how burned areas are post treated. Proscribed burns are on seven to ten year rotations.

When a fire occurs they focus on buildings that can be saved and ignore those that can not. This means maintaining a defensible space both defends your home and may well allow them to save it.

All fires, even warming fires require a permit and acknowledgment of best practices. This may be done on line under the La Pine Fire District site.

No one can be forced to clear their property, but the state holds them responsible retroactively for fires started on or fed by untreated lots.

The minutes of the 2022 Annual Meeting were read and approved as read. Unanimous Consent.

Nadine provided the current balance of the account a 22,500 dollars. Better than 6,000 dollars of that is from the 2024 assessments. The exigency account stands at 11,000 dollars the majority committed to lateral fuel reduction on Common Property.

Owners may contact Nadine Ruth for a complete copy. The web site is too public a site.

This year the board and the committees received and managed 65,000 dollars of fuel reduction grants. Lorelei Mariana and Tina Mayes deserve our special thanks and stars for creative accounting.

More than one owners has reported that our FireWise status has resulted in substantial reductions their insurance. One reported 1600 dollars.

The board has managed the remediation of twenty two complaints and done so without a single fine. Two remain outstanding.

Lorelei reported the FireWise grant spent all but sixty dollars of allotted funds. Eight hundred cubic yards of flammable material was removed from the community. And twenty five cords of wood created. South County was the contractor. They also provided the man power for the chipping grant.

The ballots were tallied and reviewed. The results:

Jen Lawrence. 153
Dennis King. 149
Jane Bidwell. 148
Robert Onyun. 146
Ali Schaal. 145

Write ins showed a maximum of four votes for any single member.

The meeting was adjourned at 12:40

Board meeting September 6, 2023

Nadine call the meeting to order at 5:14.

Present for the combined boards: Nadine Ruth, Ali Schaal, Jennifer Lawrence, Dennis King, Jane Bidwell.

Members present: Nina Dilla, Sharon Webster.

The minutes from the last board meeting were approved as corrected.

Ali was elected temporary president. Unanimous Consent

Ali was elected President. Unanimous Consent

Jennifer Lawrence was elected Vice President. Unanimous Consent

Robert remains Member at Large. Unanimous Consent

Dennis King was elected Member at Large. Unanimous Consent

Jane remains Corresponding Secretary. Unanimous Consent

The new board will continue regular meetings on the second Wednesday of the month at 6:30.

Jennifer Lawrence will become The Commons contact to manage the allocated \$800.00.

Jennifer Lawrence will review and manage the web site. It may entail a new contract for host and server.

Dennis King will interface with Lorelei to act as board contact for the FireWise Committee and future grants.

Ali will interface with the treasurer.

The meeting was adjourned at 6:18.

Board minutes September 13, 2023

Ali called the meeting to order at 6:33.

Present for the board. Ali Schaal, Robert Onyun, Dennis King, Jane Bidwell, Jen Lawrence at 6:45.

Owners present. Dawn Liljenberg, Duane and Linda Brolin

The minutes were approved as read. Unanimous Consent.

The treasurer's report was present as an overview. The checking account balance is \$22,279.72. The savings account is \$10,998.23.

The FireWise Committee is seeking volunteers for both ground work and grant writing. Monies are available for environmental enhancement work this spring on common area lots. Lorelei is available this fall.

Robert reports he current with correspondence with realtors. Letters concerning our CC&RS are less frequent. One letter is out in the mail.

Case I is with the attorney. He has sent a letter to both the owner's attorney and owner. We have received no response.

It was moved to wait on the letter and invoice to be sent to be until September 31 when the second letter and invoice are to be sent. Unanimous Consent.

It was moved to initiate a new assessment mailing on January 15, 2023 from the treasurer's list to non payees of this years and back assessments. Unanimous Consent.

Jen Lawrence has been in contact with options for a website revision. She is waiting for quotes.

Jen Lawrence is the board chair of a newly formed outreach/social event committee.

The board will look for minutes from July 2020 and abouts.

The meeting was adjourned at 7:19

Board minutes: October 11, 2023 (corrected at board meeting on 11/1/2023)

Present for the board: Jen Lawrence, Dennis King, Ali Schaal and Jane Bidwell

Owners present: Nina and Mark Dille, Mel and Eileen Mills, Duane Brolin, Jess Lawrence, and Dawn Lujenberg

The meeting was called to order at 6:36.

The minutes of the September meeting were approved as read.

TREASURER'S REPORT

Ali presented the treasurer's report:

Overview: Checking\$20,364.83

Savings \$10,998.74

Owners wanting a complete presentation may contact Ali for a PDF. The website is too open to the public to publish this information.

Dennis requested clarification on certain items in the report (heading and verbiage used) and noted that some terms are confusing. Ali will clarify with the Treasurer and report back.

COMMITTEES

FireWise: Dennis reported that he has spoken with Lorelei and will be attending a Bend meeting with the Deschutes Community FireWise Neighborhood Coalition. He will report back at the November meeting.

Legal: Jane stated that in the last three years, only 1% of owners had received letters from the board. She reports that all but two cases have been resolved through board approved remediation.

Jane reported that she has not sent the letter to Case I, as voted in the September meeting. She has heard back from the Attorney who states he had been contacted by the owner to provide an updated contact number. Owner has also hired a new attorney.

Motion was passed and amended to disband the Legal Committee. These duties will become a board function.

Ali and Jen will be liaison with attorney with the date to be determined.

Outreach Committee: Jen advised board of progress on contact with website designers for proposed overhaul of current DRRH6 website. Four companies were contacted, with two, Mooney Marketing and Laura Bowly Design responding with cost breakdowns. Mooney

Marketing is estimating between \$1,750 – \$2,900 for the initial cost, plus annual maintenance costs between \$390 - \$590 per year (the initial year of maintenance/hosting costs are included in the cost of the design contract). Laura Bowly Design has an initial cost of \$3,350. Jen is awaiting an email response from Laura Bowly Design to answer additional questions relating to maintenance/hosting costs and if costs would/could be lowered due to using the same platform (WordPress). Updates will be provided at the November meeting.

UNFINISHED BUSINESS:

Complaints: Discussion about how complaints are submitted, reviewed and processed for CC&R violations. Jen suggested using a form similar to the County Complaint form as a template with an additional question about whether the complainant had attempted to discuss with homeowner accused of a violation prior to filing the complaint were made. Board agreed that a Best Practice complaint form and process need to be agreed upon and disseminated to all residents. All requested that board members bring examples of complaint forms to the next scheduled meeting in November.

Board Position Duties: Due to the length of this meeting, Ali requested to defer to a later time. She agreed to work on fine-tuning the board duties. Tabled.

Welcome Sign: Ali will find and circulate old communication on this topic to the new board members. Tabled.

NEW BUSINESS: Freedom of Information Act (FOIA). Dennis reminded board to be mindful of this and other parameters when sending confidential and sensitive information to each other.

Facebook Page: This was tabled until new website is up and running.

Announcements/Open Discussion:

Resident brought up issue of transparency of past boards, including but limited to the amended Bylaws.

Meeting was adjourned at 8:42 PM.

DRRH6 POA Board Meeting Minutes

Board minutes: November 3, 2023

Present for the board: Ali Schaal, Jen Lawrence, Dennis King and Robert Onyon

Owners present: Nina and Mark Dille, Mel and Eileen Mills, John and Bonny Bowens, Jess Lawrence, Tom Tongue, Nadine Ruth and Dawn Lujenberg

The meeting was called to order at 5:33 PM.

The meetings of the October meeting were presented and approved with corrections.

TREASURER'S REPORT

A report was not available prior to the meeting. Ali shared that late notices for the annual assessment passed by the past board will be mailed out January 15, 2024.

COMMITTEES

FireWise: Dennis reported that he had been unable to attend the Deschutes Community FireWise Neighborhood Coalition meeting. Ali shared that it had been cancelled.

Lorelei joined the meeting later and provided an overview of the work done this year with money from the FireWise grant she was able to secure. She reported that a total of \$87,013 was spent this year thanks to the grant and in-kind hours spent performing defensible space tasks that benefited over 150 lots. She shared that she will be submitting for a renewal for a grant next year. Additionally, she reported that every 3-5 years, a new action plan must be submitted outlining what is to be done. A new action plan will be required in 2024. Lorelei was thanked for her hard work and dedication to keeping our community FireWise.

Lorelei also reported on a community meeting that she and Jen attended at the La Pine Activity Center that centered around available resources for communities. At that meeting Lorelei reported that she had met with Kevin Moriarty from Deschutes County about the habitat enhancement project on Bear Dr. The purpose of this project is to mitigate fire fuels that are in the wetland portion of this POA-held property.

Lorelei shared that ODFW had provided permission to pursue; however, the County has not. Her goal is to enable the POA to advocate with the State and the County to obtain permission to safely mitigate the fire fuels on not only the Bear Drive property, but also the approximately seventy-four properties that fall within the wetlands map, as they also pose a danger during fire season.

Group discussed how this could move forward, and it was suggested that Deschutes County Commissioner, Patti Adair had been helpful to the community in the past. Lorelei agreed to contact Ms Adair for assistance in moving the County forward on this request.

Real Estate: Robert reported that he has sent thirty-one letter to realtors, year to date. Letters have included resources for RV policy, map of the area and POA FAQs to provide to new owners. He explained that he obtains information for his work through Realtor.com, Zillow and Deschutes Dial.

CC&R Violations: Nadine provided back-up information for complaints worked by the last POA's Legal Committee. Since this committee has been dissolved, Ali and Jen will review the available information and meet with attorney as needed to resolve any remaining issues. Date to meet with the attorney will be determined.

Outreach Committee: Jen provided additional information about the website project and discussed the web design finalists. One finalist, Laura Bowly Design estimated that it would cost \$4,310 to build the site and could not provide a discount for our site already using WordPress. She also does not provide an annual service plan option. Mooney Marketing provided an initial estimate of between \$1,750 to \$2,950 build (depending on how many pages we end up with), with the first year an annual service plan provided.

Jen motioned that based on the two estimates she received, that the board approve Mooney Marketing to build a new website for DRRH#6. The motion was seconded by Robert who added the caveat that the costs not exceed \$2,950. Jen will contact Mooney Marketing to discuss and initiate a contract on behalf of DRRH#6. She will also reach out to the Beaver Special Road District to offer posting of their information on the new site, as some of the members of DRRH#6 – Unit 2 are under the Beaver Special Road District.

UNFINISHED BUSINESS:

Find & post Jan – Jul 2020 meeting minutes: Ali agreed to contact past 2020 Board Secretary to request password access to Google Documents where it is believed the missing meeting minutes are housed.

Board Position Duties: Ali proposed that she and Jen work on these together. Meeting will be scheduled to discuss.

Welcome Sign: Ali will find and circulate old communication on this topic to the new board members. Jen requested to table pending further discussion about community members on the west side of Unit II.

NEW BUSINESS:

Seeking new board member (s). The board will be seeking two new board members. A flyer will be posted and an email will be sent to the community seeking candidates.

ANNOUNCEMENTS/OPEN DISCUSSION:

Zoom meeting protocols: A community member stated that it would be helpful on Zoom meetings, if whomever is speaking, identify themselves by first and last name. All were in agreement and this will become part of the Zoom protocol.

Facebook Page: A community member requested that we have a Facebook page. Information was shared that at the last meeting, we had had a volunteer who was also interested in moderating a Facebook page; however, it was tabled until the new website is up and running.

Complaints: Community member voiced displeasure about having complaints filed anonymously. Discussion around how the complaint process is being developed by the new board were discussed and will be part of upcoming meetings.

Assessments: Community member questioned the need for an annual assessment this year with the amount of money the community has. Discussion around when the budget is developed and assessments occur was had, noting that the board will be looking closely at the budget for 2024/2025.

Bulletin Board Posting: Community member requested permission to post her church bazaar flyer at the mailbox bulletin board. Permission granted.

No further concerns were received and the meeting was adjourned at 7:22 PM.

Next meeting will be held: December 12, 2023 @5:30 PM. Location will be posted at the mailboxes three days prior to the meeting. A ZOOM option is also available for those who cannot attend in person.

DRRH6 POA Board Meeting Minutes

Board minutes: December 13, 2023

Present for the board: Ali Schaal, Jen Lawrence, Dennis King. Robert Onyon excused.

Owners present: In person: Duane Brolin

Zoom: Harvey Cannon, Sharon Webster, Nadine Ruth, Nina and Mark Dille and Tina Meyers.

The meeting was called to order at 6:05 PM.

The corrected minutes of the October meeting were submitted and approved. November minutes were presented and approved with no corrections needed.

SECRETARY RESIGNATION: Jane Bidwell submitted her resignation effective November 3, 2023. The board voted to accept her resignation from the Board. Unanimous.

CC&R VIOLATIONS: Jen shared that she had reviewed the four complaints submitted at the last meeting and determined that one was a duplicated complaint; one did not address a CC&R violation and the complainant will be referred to the appropriate agency and two were not violations based on the verbiage of the specific CC&R. Board in agreement.

Ali and Jen will schedule a review of the previous board's twenty-two violations and meet with attorney as needed to resolve any remaining issues. Date to meet with the attorney still to be determined.

TREASURER'S REPORT: Checking account: \$21,792.40 Savings Account: \$10,999.62

COMMITTEES:

FireWise: Dennis reported he attended a meeting in Bend. He reported that other than USAA Insurance, there had been no discussion related to discounts offered by other companies in the area for having the designation of "Firewise Community". Jen offered to check with USAA to determine what the discount may be and report back to the board at the next meeting.

Real Estate: Robert was not in attendance and no report was provided.

Outreach Committee: Jen provided an update on the website build. Mooney Marketing was contacted per discussion from the November meeting and notified of DRRH6 POA's desire to contract with agency to build a new website.

A contract was initiated, and Jen met with principal, Dan Mooney to work on design. Prior to December meeting, Mr. Mooney provided a mock-up website with the parameters requested.

Jen requested board members review and provide suggestions for edits that will be provided to Mr. Mooney for implementation.

Initial launch of the website is estimated for mid to late January 2024. Owners will be notified and encouraged to test out the new site and report any glitches or difficulties once the site is live.

Jen also emailed the Beaver Special Road District to offer to post their information on the new site, as some of the members of DRRH#6 – Unit 2 are under the Beaver Special Road District. No response at the time of the meeting, so she will attempt to reach out again.

UNFINISHED BUSINESS:

Find & post Jan – Jul 2020 meeting minutes: Ali/Jen still trying to connect with prior board member.

Board Position Duties: Ali/ Jen have met and continue to work on this.

Welcome Sign: Ali tabled this until more information can be obtained about location and if it is still feasible.

NEW BUSINESS:

Seeking new board member (s). The board will be seeking two new board members. A flyer will be posted advertising for Board Secretary and Member at Large. An email will be sent to the community seeking candidates, as well. Interested owners are requested to contact the Board with questions and interest.

Zoom meeting: The board will continue to offer the Zoom option though the Winter. It will be addressed again in the Spring to determine if it is a viable option to continue, based on use and cost.

Meeting frequency: Ali asked about frequency of meetings and what others thought about moving from monthly to bi-monthly meetings. After discussion, it was decided to schedule a January 2024 meeting and discuss needs for upcoming meetings, based on board projects for the remainder of the year.

Bridge Maintenance: Ali shared that she has been doing some exploring about who actually "owns" the Mountain Sheep Bridge. Jen had reported that she had spoken with ODOT Supervisor, Richard King in August who shared that their records indicate the POA is the "owner".

Duane Brolin, Road Board President, shared some history of the bridge and the Road Board's attempts to clarify responsibility so that in the future, should there be work that needs to be done to the bridge, that the right people would be involved in the planning. Based on the last inspection (March, 2022) the bridge shows some rusting of the rebar, however, nothing that will

require immediate attention. It was suggested that reps from both the Road Board and POA be present at the next inspection, scheduled tentatively for March 2024. Jen will contact Mr. King and request notification of scheduled inspection so reps can be present.

ANNOUNCEMENTS/OPEN DISCUSSION:

No announcements/comments were received and the meeting was adjourned at 6:50 PM.

Next meeting will be held: January 10th, 2023 @6:00 PM. Location will be posted at the mailboxes three days prior to the meeting. A ZOOM option is also available for those who cannot attend in person.