

HOA BOD Meeting Minutes 07/06/2022

1. Call to Order

- Meeting was called to order at 6:02 PM
- Board Attendees:
 - Peter Clark (President)-Present
 - John Wells (Treasurer)-Present
 - Cody Olson (Secretary)-Present
- Resident Observers in Attendance:
 - Bill Gaffi, Linda Macpherson
 - Don & Melinda Olson
 - Ginny Wells
 - Keith Coppenger

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 06/22/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 06/22/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 06/22/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- June financial reports are complete. John will review at the next BOD meeting.
- Superior Property Management has notified the BOD that they have an updated fee schedule for the services provided in their contract
- (12) lots have paid the 2nd installment of the special assessment approved in 2021. John will send out a reminder email to the community regarding the due date for the installment.

4. Ongoing Business & Updates:

- **Lake Maintenance Contract and Improvement Projects**

The BOD will appoint a Lake Restoration and Maintenance Committee tasked with reviewing the planned lake maintenance projects presented by Gabe Winfrey at the 05/09/22 BOD. The committee will be assembled after the Owner Forum meetings on 05/22/22 and 06/05/22.

The BOD also needs to review Top Aquatic's contract with the HOA and work on a renewal.

- ***No update 07/06/2022***

- **Bridge Replacement at Spillway**

Parker Pacific has contacted the board and requested to collect the steel plates currently spanning the spillway at the lake. During dam improvements the wood bridge was removed and replaced by steel plates for equipment access. The steel plates were left in place and a permanent bridge has not been re-established. The bridge replacement will

require a permit from the county. The ARC will be tasked with reviewing and selecting a bridge design for the replacement. The plates will be rented for 3 months with a goal of having a permanent bridge replacement installed by August.

- *The County has approved temporary use of the old bridge while a new bridge is being permitted. This will allow removal of the steel plates earlier than August.*
- *Parker Pacific Excavation has been contacted and will pick up the steel plates on 07/08/2022*
- *Keith and Bill will set the old bridge back in place immediately after removal of the steel plates.*

- **Committee Heads**

Per the 05/04/22 BOD meeting, a series of Committees and Task Forces will be established to aid the BOD in resolving ongoing business matters. A solicitation for committee members will be made at the Neighborhood Town Hall meeting. Task Force appointees will be made as required during BOD meetings.

Committees:

Finance Committee
Landscape Committee
Architectural Review Committee
Social Committee

Task Force:

Landslide and Inlet Road (Keith Coppenger)
Lake Restoration and Maintenance
Bylaw and CC&R Review/Update

- Committee seats have been filled via the BOD forum meetings
- Committee heads to be appointed at 06/22/22 BOD meeting. The Board asks each committee to nominate the chairperson for their committee.
- ***Committee heads have been appointed. Names are indicated below in parentheses under “Committee & Task Force Actions/Recommendations”. ITEM RESOLVED.***

- **Inlet Road Landslide & Code Violation Notice/Remediation Strategy**

During inlet road clearing and dam improvement projects in 2021, fill was deposited in the clearing by the lake inlet. It has been determined that the fill was placed in a designated wetland by Oregon Department of State Lands. The county has notified the Oregon DSL of the issues. In winter of 2021/2022 the slide at the inlet road reactivated and slid across the road.

- (2) Geotech proposals have been received for assessment and design of the landslide remediation
- (1) of the Geotech consultants that provided a bid did a site visit prior to submitting their proposal. They have classified the slope as “very unstable” and characterized it as having a “high likelihood” of movement.
- Keith is currently seeking (2) additional proposals and will present proposals to the BOD for review at the 7/20/2022 BOD meeting.

- **Mole Service at Lake**

Per the 06/05/202 BOD meeting, it was suggested that the BOD look into hiring a mole removal service for the lake common area.

- ***Mr. Hill Mole Exterminator has declined to take on mole trapping at the lake. This item will be delegated to the Landscape Committee to seek a Vendor to supply the service. ITEM RESOLVED.***

5. New Business

- None at this time

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
 - **No Update 07/06/2022.**
- **Landscape Committee (Melinda Olson)**
 - **No Update 07/06/2022.**
- **Architectural Review Committee (Bill Winkenbach)**
 - **No Update 07/06/2022**
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - **No Update 07/06/2022**
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - **No Update 07/06/2022.**
- **Inlet Road Task Force (Keith Coppenger)**
 - *See above under "Ongoing Business" for current status.*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *See above under "Ongoing Business" for update.*

7. Executive Session - Lot 21 Easement Agreements & Lawsuit

- *A counterclaim has been filed in the lawsuit with Lot 21. Defense of the counterclaim on behalf of the HOA has been tendered to the HOA's GL insurance carrier.*
- *John made a motion to move to executive session to meet with Jeff Seymour to review the status of the lawsuit.*
- *Peter seconded the motion.*
- *The motion passed by unanimous vote. The board entered into executive session at 6:37 PM.*
- *The BOD returned from executive session at 7:26 PM*
- ***Cody made a motion to nominate John as the main point of contact between the BOD and the GL Insurance company, as well as the legal representation selected by the insurance carrier.***
- *Peter seconded the motion.*
- *The motion passed by unanimous vote.*
- *John will work with Jeff Seymour to schedule an initial conference call with the HOA defense attorney (selected by the GL Insurance carrier).*

8. Executive Session – Lot 23 Easement Agreements

- *No executive session for this topic at 07/06/2022 BOD meeting*

9. Next Meeting Date:

Wednesday July 20, 2022, 6PM

Upcoming Meetings:

08/03/2022, 6PM

08/17/2022, 6PM

08/31/2022, 6PM

Peter to send out notification of the scheduled meetings.

10. Future Meeting Topics

- None at this time

11. Adjournment

Meeting adjourned at 7:29 PM