

HOA BOD Meeting Minutes 07/20/2022

1. Call to Order

- Meeting was called to order at 6:03 PM
- Board Attendees:
 - Peter Clark (President)-Present
 - John Wells (Treasurer)-Present
 - Cody Olson (Secretary)-Present
- Resident Observers in Attendance:
 - Bill Gaffi
 - Don & Melinda Olson
 - David Patterson
 - Keith Coppenger

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 07/06/22 BOD meeting need to be approved for the record.

- Peter made a motion to approve the 07/06/2022 BOD meeting minutes
- John seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 07/06/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- John reviewed the June financials for the HOA

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.

- ***Cody to contact Top Aquatic to request a contract renewal proposal for review at the next BOD meeting***

- **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 temp bridge has been set back into place with handrails with temporary approval (6 months) from the county*
- *Drawings for a permanent bridge have been submitted to the county for permit review*
- *Keith meeting with county Monday (7/25/22) to review potential inter-agency permitting issues related to construction work in a watershed*

- **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.

- *(3) proposals for geotechnical engineering services have been submitted to the BOD for review*
- *Attorney Jeff Hansen, representing the HOA in the Lot 21 countersuit, has advised the BOD to pause on moving forward with all inlet work until he has had adequate time to review the case against the HOA*

5. New Business

- None at this time

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (John Wells on behalf of Chris Sirpless)**
 - *The Finance Committee is currently working on defining inclusions for the reserve study.*
- **Landscape Committee (Melinda Olson)**
 - *Deanne Coppenger has volunteered to join the committee*
 - *The Landscape Committee is currently working to organize a work party to clean up the common areas*
 - *Bill Gaffi will grind, clean-up, level the remnants of the burn area by the lake*
 - *David Patterson and Melinda & Don Olson have established an agreement to move the wood chips from the lake up to a location on their properties for storage*
- **Architectural Review Committee (Bill Winkenbach)**
 - *No Update 07/2/2022*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No Update 07/20/2022*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *The committee has requested to attend a Bylaw/CC&R training seminar provided by Vial Fotheringham. John to contact VF for registration details*
- **Inlet Road Task Force (Keith Coppenger)**
 - *See above under "Ongoing Business" for current status.*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *A meeting has been set for Sunday July 23 at 3 PM with Gabe Winfrey and Mark Rosencrantz (sp?).*

- *The committee has requested that the BOD help to establish a community approved vision for recreational use of the lake. This will help guide the long term maintenance plan.*

7. Executive Session - Lot 21 Easement Agreements & Lawsuit

- *John made a motion to move to executive session to meet with Damon Henrie (legal advisor to the HOA) to discuss HOA involvement in the Lot 21 lawsuit and counterclaim*
- *Peter seconded the motion.*
- *The motion passed by unanimous vote. The board entered into executive session at 6:43 PM.*
- *The BOD returned from executive session at 7:19 PM*
- ***No further action required at this time.***

8. Executive Session – Lot 23 Easement Agreements

- *No executive session for this topic at 07/20/2022 BOD meeting*

9. Next Meeting Date:

Wednesday August 10, 2022, 6PM

Upcoming Meetings:

~~08/03/2022, 6PM~~ (Meeting rescheduled to August 10th as indicated above)

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 7:25 PM