

HOA BOD Meeting Minutes 08/17/2022

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, Linda Macpherson
 - Don Olson

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 08/10/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 08/10/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 08/10/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- No Update 08/17/2022

4. Ongoing Business & Updates:

- **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.

- *Plans for a simple span bridge with handrail have been submitted to the county for review. Final architectural considerations for the bridge can be reviewed after the permit is issued.*
- *The plans for the permanent bridge replacement are currently in review at the County (08/10/2022)*
- ***No Update 08/17/2022***

- **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 Habitat Conservation Area by Oregon Department of State Lands and that the clearing may be designated as a wetland. 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.

- Oregon DSL has been contacted by a resident to initiate an investigation into the fill that was deposited on the Meadow. DSL has requested information related to the site.
- Cody has been appointed as the lead contact on behalf of the HOA for dealing with Oregon DSL.
- Cody has spoken to Oregon DSL via phone for an initial discussion regarding the site and will follow up with answers to their questions via email.
- Oregon DSL will make a determination regarding the site's classification as a wetland. If the site is a wetland, Oregon DSL will then make a determination regarding the quantity of fill that has been placed. If it is determined that a violation occurred, Oregon DSL will issue a fine along with a remediation plan that will be required to be completed in order to close the case.
- **Oregon DSL has scheduled a site visit to assess whether a violation has occurred on 09/15/2022 at 11 AM.**
- **Oregon DSL has confirmed they have the ability to perform forensic testing on any fill deposits to determine age of fill. This will ensure the HOA is not cited for any fill deposits that were in place prior to HOA ownership of the property.**
- **In response to the Lot 21 counterclaim filed against the HOA for the landslide, the HOA GL insurance carrier (American Family) has approved the Geotech proposal to begin investigation of the landslide origins and stability analysis**

5. New Business

- Superior Records Storage Notice
 - **Superior Property Management has notified the HOA that they are currently in possession of (2) boxes of records being stored on behalf of the HOA. Effective immediately, the HOA will be charged a storage fee of \$10/box per month.**
 - **The boxes will continue to be stored at this time. Once ongoing litigation is complete, the HOA will revisit whether the documents need to be retained for future needs.**

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (John Wells on behalf of Chris Sirpless)**
 - *No Update 08/17/2022*
- **Landscape Committee (Melinda Olson)**
 - *No Update 08/17/2022.*
- **Architectural Review Committee (Bill Winkenbach)**
 - *No Update 08/17/2022.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No Update 08/17/2022.*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *Committee work reviewing the Bylaws and CC&R's is ongoing and the committee is currently compiling assessment existing documents and recommended revisions*
 - *The committee requested guidance on who the report will go to, the timing of when the report needs to be completed, and the budget for legal fees for drafting/adopting any recommended changes*

- *John to check with Jason Grosz regarding the required timing of an annual meeting where recommendations can be voted on.*
- **Inlet Road Task Force (Keith Coppenger)**
 - *See above under "Ongoing Business" for current status.*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *Bill has set up a meeting for 08/18/2022 with Top Aquatic and the Landscape service company to coordinate efforts between the two companies*
 - *Work is ongoing to schedule a field trip to a completed waterway restoration project for committee ideas on potential improvements to the lake.*
 - *Bill has asked Mark Rosenkrantz for renderings of vegetation options for the lake.*
 - *Bill is currently researching the logistics of placing logs from the burn pile into the lake for use as animal (turtle) habitat*
 - *Bill is currently researching potential vegetation options for the sediment ponds*

7. Executive Session - Lot 21 Easement Agreements & Lawsuit

- *No Executive Session for this topic at 08/17/2022 BOD meeting.*
- *The HOA met with Lot 21 along with the attorney representing Lot 21 and Jeff Hansen (representing HOA in defense of counterclaim) with the goal of establishing the framework of a resolution to the lawsuit. The attorney's for both parties plan to meet at a future date to continue work on a resolution agreement.*

8. Executive Session – Lot 23 Easement Agreements

- *No executive session for this topic at 08/10/2022 BOD meeting*

9. Next Meeting Date:

Wednesday September 07, 2022, 6PM

Upcoming Meetings:

09/28/2022, 6PM

Peter to send out notification of the scheduled meetings.

10. Future Meeting Topics

- *None at this time*

11. Adjournment

Meeting adjourned at 6:43 PM