

West Powell Butte Estates Home Owner's Association Meeting

June 14, 2014

10:00 am

Powell Butte Community Center

Proper Notice Delivered to Property Owners: Sent via email, US postal service, and posted signage.

Board Members Present: Mike Rooney, Gene Hoskin, Hal Lawson, Dave Kimmel, Dick Butts

Property Owners Present: Trish and James Scheller, Rod and Pam Nichols, Cale and Meghan Pearson, Ted and Carolyn Embrey, Jack Bender, Richard Van Hyning and Roseann Bass, Laura and Dennis Olson, Henry and Sherry Wells, Gelene and Dan Vaughn, Paul Dickinson, Hal and Donna Lawson, Brad and Sandra Foy, Tim and Kristin Gleeson, Roger and Joanne Hamreus, Sue and Ken Williams, Linda and Steve Hoyt, Judy Hoskin, Donna Lawson, Karen Rooney, Pat Butts, Mary Kimmel.

Call to Order (10:04 am)

Mike Rooney, Board President: Welcome and Introduction of new owners, Declaration of Quorum by Attendance

Introduction of Teresa Payne, Fieldstone Management

Old Business

Minutes 2013: Unavailable at meeting but will be sent via email.

Treasurer's Report: Gene Hoskin. The report is available from the HOA Board.

Report of assets: Mike Rooney

Crack-seal road crew planned for October

Dan Vaughn: Request rocks be placed next to the road (Mt St. Helens and Mt. Bachelor) to stop people from driving off the side of the road.

CC & R Update: Mike Rooney

Ballot and re-ballot process: Failed because too few owners voted, appreciation to Carolyn Embrey for her work on the project

Dennis Olson: *How can we get more votes so we can move forward?* (Request from the Board to save for New Business.)

New Business: Board Items:

(1) Budget and reserve study will be sent every year with dues statement.

(2) Fire: The Crook County Fire Chief suggests we construct a central water source of 30,000 gallons to be available to fire department. Must be of a size that allows 2 trucks at a time to access water. The Kimmels offered their pond but it only offers access for one truck. A possible solution: Concrete cistern so we have adequate water on site (estimate \$50,000).

Paul Dickinson: Suggests alternative solution: A pond that would also serve as a water feature with visual appeal. It would be nice to place it near the entrance of the development. Suggests a committee be formed.

Mike Rooney: Board seeking an owner who would volunteer to have a pond on their lot. The owner would share the cost with the subdivision for the pond and maintenance. Gravel road access and an easement would need to be planned as well.

Dan Vaughn: Suggests a used fire truck to keep on site.

Jack Bender: Need to identify the kind of fire danger we are looking at. Catastrophic wildfires are likely to move in from the BLM.

Donna Lawson: Request a refresher course on using the community water pump and sprayer. Residents need to learn how to drive a tractor.

Mike Rooney: *The No Burn Sign: Current process. When the sign is posted: Call 911 if smoke is smelled and then look for the fire.*

Laura Olson: Traeger's create a smoke smell, is that a concern?

*Volunteers for Fire Safety Committee: Jack Bender, Dan Vaughn, more needed

(3) CC and R violations. Question from the Board: *How strictly do owners want the CC and Rs enforced by the board?* Current process is to use common sense and only respond when there is a grievance.

Henry Wells: Rules are there. When there is abuse, there needs to be a call to order.

Vote by show of hands: leave policy as is.

(4) Gravel path. It is not maintained. Getting very soft from weather changes. There is no plan to work on the paths. Is there interest in improving the state of the paths?

James Scheller: Should we consider grading the paths? Should we rake the paths in front of our homes?

Mike Rooney: Raking could make the path too soft to walk on. James and Mike will test "grade" an area to see how it works.

New Business from the Floor

Appreciation to Board: (Tim Gleeson) Residents are often not aware of challenges because the Board takes such good care of community issues. Examples: Board members have deflected a potential lawsuit. Their open attitudes and willingness to listen made the difference. They also have volunteered at Powell Butte Community Center with landscaping to assist with community relations. We need to be aware of what a good job they are doing and give them support.

Revision of the CC and Rs: (Paul Dickinson) Troubled that so few people voted on CC and R revisions. Suggest an overall update be tried again and work harder at getting everyone to participate.

Teresa Payne: Suggest consideration of CC and R vote at HOA meeting next year.

Mike Rooney: Last CC and R revision took 13 months.

Dennis Olson: Can we see a list of who does and does not vote?

Mike Rooney: There is no secret ballot with CC and R revision. Information on who voted is public.

Teresa Payne: If there is a group of people who hasn't voted, others could approach them with an appeal to vote.

Mike Rooney: 75% of owners must sign on for a CC and R change. Suggest starting with 1 CC and R item at a time. Get one thing passed and then start on the next item.

Dan Vaughn: Abstention is a no vote. Suggest that volume and nature of last CC and R attempt was a hurdle.

Paul Dickinson: Would like to hear from new owners about any concerns they might have had.

Roger Hamreus: As a new owner, the CC and Rs were overwhelming.

Brad Foy: CC and Rs need updated, more current language reflecting today's technology and outdated notions need to be removed.

Mike Rooney: Agree that CC and Rs need "clean up." Suggest a committee to address revisions and make the process less cumbersome.

Henry Wells: Would CC and R revisions be focused on 20-acre parcels or smaller parcels?

Dan Vaughn: Bought in this development with understanding that 10 acre parcels would be allowed.

Henry Wells: What did Bill Zelinka from Crook County say about acreage minimums?

Mike: Bill Zelinka reported that zoning was initially PD20. It was expected that a study would be done that would make it possible to consider 10 acre parcels. The study is still on hold (since 2001).

Paul Dickinson: Request this issue not be allowed to drop

Mike Rooney: Vote: *How many would like to see a committee formed to discuss changing of CC and Rs?* Majority response: Yes.

*Committee Volunteers: Paul Dickinson, James Scheller, Roger Hamreus, Dan Vaughn, Brad Foy, Laura Olson.

Entry Gate: Sue Williams

There are remotes that are not tracked. Everyone needs to register remote devices with Sue. Unreported remotes will be deactivated July 1.

Use a short-term access code for contractors and others who need entry rather than give out gate code.

Seeking an individual to take over management of the gate software. You have to contact the gate through dial-up service.

Mike Rooney: New Gate Code 009977. Effective July 1, 2014.

Community Relations

Mike Kmetz requested that an email he wrote be read to the members of the HOA. His message: Negativity needs to end—No more separate groups. We are one association.

Steve Hoyt: *Its time to end the negativity. We need to be good neighbors and support one another.*

Mike Rooney: *Please stand up if you want the negativity to end and have the community return to a positive place where neighbors take care of each other.*

Communication with Fieldstone Management:

Mike Rooney: HOA members need to address concerns to the Board, not directly to Teresa Payne. She is working with the Board, not individual members.

Election

Elected for a 2 year HOA Board term: Mike Rooney, Gene Hoskin, Dave Kimmel

Meeting Adjourned (11:46 am)

Minutes respectfully submitted by Linda Hoyt