

**ANNOUNCING WPBE POA ANNUAL MEETING HAS BEEN CHANGED TO
JULY 15TH AT 10AM AT THE POWELL BUTTE COMMUNITY CENTER
MEETING AGENDA:**

At 10 AM Mike calls meeting to order.

Secretary calculates attendance from sign in sheets to determine if we have a quorum.
Quorum announcement.

*Mike offers to read meeting minutes from 2016 meeting if members wish to hear them or since a copy of the minutes have already been sent to each member, the chair will be open for a motion and second to accept the 2016 meeting minutes as written..

*Hand raise vote on motion.

Treasurer Gene Hoskin provides financial information

**Total in operating fund

**Total in replacement fund

**Total in all accounts.

**Status of 2016 dues payments.

**Cost of 2016 road crack seal job

NEW BUSINESS

Mike reports on:

**Current road conditions and future maintenance plans.

**Another fog coat of oil this year

**Re-striping road after fog seal.

**security video improvements

**methods and costs to acquire fire fighting water for the subdivision

****Jack Bender** brief announcement of the plan review committee activities and CC&R issues that have been resolved this year.

****Board election:** seats up for election are Mike Rooney, Gene Hoskin, Dave Kimmel. All three have stated that their willingness

to continue on the board. Any nominations from the audience for board election.

Voting by closed ballot. Owners will get one ballot for each of the properties they own.. Tally ballots and announce the three with the highest votes.

**Any other business?

MEETING ADJOURNED.

**PLEASE NOTE THAT THIS YEARS HIGHWAY CLEANUP WILL START AT
9 AM ON SATURDAY MAY 20TH.**

PLEASE BE AT THE MAIL SHED BY THAT TIME TO HELP..

7.12.16

West Powell Butte Estates Homeowners Association
Annual Meeting Minutes
June 4, 2016

Call to order:

Mike Rooney, HOA President, called the Annual Meeting of the WFBE Homeowners Association to order at 10:42 am at the Powell Butte Community Center. Proper notice was given to members via email and posted notice at the shared mailboxes. A quorum of members was achieved by attendance: 33 owners present. There were no proxies.

In attendance:

Board members: Mike Rooney, Gene Hoskin, Dave Kimmel, Hal Lawson, Dick Butts
Additional Owners Present: Scheller, Jones, Treese, Kmetz, Pearson, Stradley, Bender, Wilson, Farrell, Hoyt, Hamreus, Cramer, Sorum, Dickenson, Byers, Bruno, Bass/Van Hying, Embry, Olsen, Vaughn, Hoskin, Luman

Welcome to New Owners: Hunter Farrell, Linda and Chad Cramer

Minutes from the 2015 Annual Meeting: Owners in attendance voted to approve the minutes as submitted.

Annual Reports:

Treasurer's Report: Gene Hoskin presented the treasurer's report. HOA fees are paid except two lots. Both will pay soon. Balance on hand of \$37,308. \$1150 is outstanding from two lots. There is \$27,497 in the operating account. Reserve account has \$58,812. \$5000 per year is budgeted for legal fees.

Road Repair: Mike Rooney. The road is holding together well but needs annual review and maintenance. Doing it ourselves has worked well but with low participation, it is time to find a contractor. Bids being are collected from contractors: ranging from \$5000 to \$8300. The bid likely to be selected is around \$7000. In the meantime, a consultant will evaluate to see if we need a chip seal renewal with oil and rock. At the time of crack repair, owners can request to have their driveways done for an addition, personal cost.

Erosion from the rainstorms has been dealt with by adding rock in key areas. More will be added. Request: Would anyone like to take over the job of organizing and facilitating the annual repairs to the road and paths?

Walking Path: One area was damaged by heavy water in a rainstorm. One half load of rock will be used to mitigate damage.

Lot 38: Review: Last year HOA members voted to continue pursuing lot owners for the cost of legal fees and fines. The owners of the lot retained new counsel who began to pursue a counter suit in court. WFBE's legal counsel advised dismissal of the attempt to collect to avoid extensive legal and court costs.

The board is working with the new owners of the property to deal with the motor home that needs to be moved and to get a plan for a permanent residence filed and initiated.

Communication: There is an overall problem with people saying they aren't receiving emails or mailed information. Sending everything certified with return receipt and/or requiring a return receipt on email to help track breakdowns in communication is an option but expensive. All owners are asked to update their contact information asap.

Proposed CC and Rchange: Consideration was given to the idea of having owners vote via ballot as to whether

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or not they wanted to require that the exterior siding of all structures be constructed from wood and other natural looking materials that match the residence

****NOTE:** Subsequent to the meeting, the HOA's attorney reviewed the CC&Rs in depth and found that they already required that structures (homes and additional buildings) need to be finished in the same type of external materials as required for a residence, that being "wood, brick, rock, stucco, lap siding, or composite material that appears to be made from natural materials." Buildings in addition to the residence will be required by the PRC to be of materials as required by the CC&Rs and painted to be in harmony with the residence.

Based on the findings of our attorney, there is no point in conducting a vote by ballot. In accordance with the CC&Rs, the Plan Review Committee will only approve plans for structures that conform to the wording above. Existing metal sided structures will be grandfathered. Roofing materials will be as required by the PRC and applicants will be urged to use the same roofing material as the main residence.

Election of Board Members:

Dick Butts and Hal Lawson have offered to serve another term. A show of hands confirmed their reelection.

The Gates: Because of mail delivery, we cannot close the gates 24/7. It must be open at least from 10:30 am to 12:30 pm. A show of hands demonstrated that a majority favored leaving the gate hours as they are.

Joyce Bender, as keeper of the gate, has asked that everyone update her on current phone number and email addresses. This is really important as every owner should be listed on the panel at the gate so phones can be used to admit guests or contractors. (Press #9 on your phone when you get a call from the front gate.)

FEMA brush plan: If you have brush and tree trimmings you have cut from your trees for fire abatement, FEMA will come and grind your debris. If you are interested, contact Mike or Scott Wilson regarding the process.

CC&R Change For Temporary Residences: We are still in need of 13 more signatures to implement this change in the CC&Rs.

Deceleration Lane Needed on 126 East: Mike contacted the highway department and learned that they will put a special lane in for us but we would have to pay. Estimate \$250,000. We can request a lane widening that may be paid by highway department. Mike is having difficulty getting call backs to proceed.

Fire Chief: Still requesting a water source to provide water for fire fighting. Joe Bartels has a one acre pond that could be connected to a road side pump for emergencies. (Cost: \$1000 per lot.) An additional option is to drill a well that is dedicated to fire fighting and supported by a reservoir. (Cost \$1200 to \$1500 a lot.)

Highway Cleanup: Postponed to next Saturday, June 11 at 9:00 am.

Defibrillator: It has been proposed that a defibrillator be placed in the mailbox enclosure and made available to residents. Carolyn Embrey will investigate the cost.

The meeting was adjourned at 12:34 pm.

Minutes submitted by Linda Hoyt and Mary Kimmel