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**West Powell Butte Estates Homeowners Association  
Annual Meeting Minutes  
July 15, 2017**

**Call to order:**

Mike Rooney, HOA President, called the Annual Meeting of the WPBE Homeowners Association to order at 10:05 am at the Powell Butte Community Center. Proper notice was given to members via email, posted notice at the shared mailboxes, and USPS mailing. A quorum of members was achieved by attendance--24 lots were represented by owners. Board Members in Attendance: Mike Rooney, Gene Hoskin, Dave Kimmel, Dick Butts.

**Welcome to New Owners:** Welcome to Greg Peterson, Jack Rutz, Nyra and Ken Gibbs, H. and Kim Freeland, Ron and Jan Tribble, Tobin and Katherine Sears, Charles and Cindy Harper

**Minutes from the 2016 Annual Meeting:** Owners in attendance voted to approve the 2016 minutes as submitted. Laura Olson so moved, Dave Lumen Seconded.

**Annual Reports:**

**Treasurer's Report:** Gene Hoskin.

Operating fund. (Legal fees, snow removal for the main roads, weeds, fence, landscaping, utilities for the gate, internet) \$23,353. Note on snow removal: We budgeted \$1500 and this last winter cost \$1800.

Reserve fund: (Chip seal and larger improvements) \$82,199. All dues are paid except for 3 lots.

Linda Cramer requested an annual accounting be made available to owners. Gene Hoskin acknowledged it would be sent with the annual report.

**Road Report:** Mike Rooney. Roads are in very good shape. The contractor used a new material and it is working well. We spent \$5900 for 7000 lineal feet of chip seal. There are a few new cracks from the cold and heat, but they are not wide enough to fill. There will be a light coat of oil added this year for a cost of under \$10,000. This will help to abate the effects of sun and heat. Total repaving would cost \$500-600,000, so it is vital to maintain a preventative approach.

**Security System at the Gate:** Mike Rooney. The system is aging. The Board is looking into upgrading the system to new cameras, new digital recorder, and a computer to control them at a cost of \$4000-6000. It is hopeful that a new system will be in place before the solar eclipse event.

**Fire Fighting Water:** Mike Rooney. We are protected by the Crook County Fire Department and the Redmond Fire Departments. The problem is that we have no large-scale water access for fire abatement. Tim and Kristin Gleeson have offered the HOA the option of adding a well on their lot--with 30,000-40,000 gallon storage tank and electric pump. The total cost would be \$60,000-65,000. In addition, Joe Bartels has offered his existing a one-acre reservoir that could be connected to a roadside pump for fires. It would need a liner. (\$135,000) A cistern is an additional option and would be filled by the fire department. Mike Kmetz, Bill Bruno and Roger Hamreus volunteered their lots as possible locations for a cistern (\$60,000-65,000). Total costs could run \$1000-\$1500 per lot. Tim Moore from the Redmond Fire Department may be able to help us secure a grant for fire abatement.

It is hoped that there will be a meeting in the next few weeks with both fire chiefs present. If there are enough owners for a quorum, we will vote on which water system to install. It is in every owner's best interest to be

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there because all options will result in a cost to each owner. Please come.

Reminder: Mike keeps the HOA water tank trailer, but you need to learn to use it. Please call him at 541-419-6662 to make an appointment for a lesson.

**Election of Board Members:** Mike Rooney, Dave Kimmel, Gene Hoskin were elected to a two year term. Written ballots were collected and tabulated by Linda Hoyt and Pat Butts.

**Plan and Review Committee:** A concern was expressed that there may have been inconsistencies in decisions about paint colors. Tim Gleeson explained that after many years of zero construction, the PRC has now established a planning process and firm set of guidelines that are being uniformly applied and documented. The emphasis is on consistency and the language of the CC and Rs. Mike Kmetz suggested we have a paint company develop a palate of approved colors and make it available to property owners. The PRC will work with Carolyn Embry, our resident web master, to post a paint palate and the field-tested PRC application checklist. Members who aren't comfortable with a PRC decision should request an appeal through the HOA Board.

**Volunteers Needed:** Is there anyone here who would be willing to volunteer to assist with neighborhood projects? Katherine Sears volunteered to assist with computer issues. Katherine Sears, Mike Kmetz, and Dee Lumen will help with painting signposts. There was a request for volunteers to assist with weed spraying—but no one responded.

**Roster of Members:** There have been requests to provide a roster of members but some owners do not wish to have their contact information distributed. If you want to be included in a roster that will be available to other owners, please see Linda Hoyt after the meeting. She will ensure that your contact information is complete and include you in an email distribution of a roster.

**West Powell Butte Website:** mywpbe.com. This was created and kept up to date by Carolyn Embry. Some portions are available to the public. Owner specific sections require a password.

**Eclipse:** Dave Kimmel. The BLM and National Guard are coordinating services to prepare for potential challenges related to crowds from the eclipse. They will be adding signs about campfires, fireworks, and parking. Unfortunately, BLM cannot close the land off. On August 3, there will be a meeting to distribute additional signs to property owners. If you would like a sign for your lot, notify Dave Kimmel or Judy Hoskin before August 3. More info available at OregonLive.com, KTVZ and the The Bend Bulletin websites.

BLM has only 3 officers to cover 3.4 million acres. 1 will be dedicated to Redmond and our area. The National Guard will be closing off their 160+ acres on Cavalry Road. They will dedicate one of their firefighting teams to this area.

Mike Rooney: If you see smoke, call 911 and THEN seek out the source of the fire. Question: Should the HOA have a larger sign made declaring that there is no admittance to our development other than residents and invited guests? Owners voted YES and also supported the idea of keeping the gates closed. Owners are asked to be observant to signs of fire and watch for anyone trying to camp on a vacant lot. A security guard was suggested but there is a concern that it would be too expensive.

The Gate: There is a plan to monitor traffic and close the gate on the days before and after the eclipse.

The meeting was adjourned at 12:17 pm.

Minutes submitted by Linda Hoyt, Mary Kimmel, and Sue Sorum