

***Emerald Meadows' H.O.A. Tract 1355***

***Minutes***

Annual Membership Meeting  
July 5, 2014 10:00 am

Meeting held at Central Oregon Fire & EMS Hall, second floor.

Board Members: Nick Goeveling, President, Fred Goetzke, Treasurer, Linda Barron, Secretary, Nate Brostrom, (MAL), Chuck DeFoe,(MAL), Chris Kline,(MAL), Nancy Rich(MAL).

1. **Call to order:** Nick Goeveling called meeting to order at 10:00 AM. Those present: Nate Brostrom, Matt & Nancy Rich, Nick & Carol Goeveling, Linda Barron, Jeanette & Jean Guy Martin, Randee & Sue Hohenshelt, Fred Goetzke, Paula Elissondodberry, Peter & Pennie Lutz, Kirby Hess, Pat & Lynne Concannon, Jodi & Don Barzee, Sally Murray

There were 12 property owners present. Total was 32 lots being represented at the meeting. We have a quorum present.

2. **Proof of Meeting:** Notice posted on website, Fire Hall & Post Office 2 weeks prior to meeting date. All property owners received a mailing with ballots enclosed. Linda Barron passed out current July 5, 2014 Agenda, last year's August 10<sup>th</sup>, 2013 Annual Meeting Minutes & a copy of the August 10<sup>th</sup>, 2013 Annual Board Meeting Minutes
3. **Past Meeting Membership Minutes Review & Adoption:** Carol Goeveling made a motion to accept minutes as written for August 11' 2013. Nancy Rich seconded the motion. Motion passed..
4. **Report of Officers:**

**President's Report:** Nick Goeveling reported that insurance for HOA and board members was increased. This was partly due to the fact that we own the well lot which had not been included in past bids. It was also reported that a pipe had ruptured at the well head causing damage to Karen Lane. Once Spring arrived this road was repaired at our expense. Three different insurance brokers submitted bids for this work.

**Treasurer's Report:** Fred Goetzke submitted a current balance and an HOA Budget for 2014-2015 Both written reports will be posted on the website. Nate Brostrom also clarified that over \$10,000 had been recovered in past due accounts in 2013-2014.

**Status of Water System:** Nick Goeveling reported on our well house. Building is completed. Also, all our water lines were flushed in June. This was not because there were problems, but because we needed to be proactive. Many residence make infrequent trips to the mountain, hence water may be stagnant for longer periods of time. Flushing yearly is a good policy to have in place to ensure that our system operates successfully. We have a 43,000 gallon tank. All water reports passed. The water master in Bend (Butch ) is currently addressing several concerns regarding water pressure for individuals. They will be contacted personally. For clarification, Nick Goeveling emphasized that the HOA's responsibility ends at the street. Individual hook up and maintenance is the property owner's responsibility.

**Report on the Roads:** Nick Goevelinger reported that the crack sealing that has been done over the last two years was in an effort to keep our roads in better shape. All monies we are collecting from the Special Assessment are in place for the complete resurfacing. We have two years left on our Special Assessment (2014/2015) to contribute to the resurfacing.

5. **Senate Bill 360 Compliance:** Echo Murray reviewed what it means to be 360 compliant. Echo passed out current literature that we also have posted on our website. She emphasized the importance of having to continually work on our properties so that they remain 360 compliant. She also clarified the confusion regarding the presence of FireWise. She went on to explain that FireWise was an educational state program. Currently one HOA in Diamond Peaks supports FireWise. Our HOA, Track 1355, is currently working with Walker Range to remain 360 compliant. Echo Murray's email will also be posted on our website. She is not in the office Tuesday & Wednesday but will respond to any concerns.
6. **Purchase of Water Rights:** Discussion followed with members present. Fred Goetzke, Nick Goevelinger & Nate Brostrom shared views. In summary points made: Other HOA's have purchased water rights. Expensive to buy water (1 acre foot= \$40,000). At present time we are allotted 15,000 gallons per day. Our usage is less than half this amount. Reservoir holds 35,000 gallons. We can stop pump/ draw down water if we get close to our limit. It was suggested that we do a 6 week study to check our usage & check leakage. This would give us more accurate information. It was also discussed that we may have less expensive alternatives: Adding an additional cistern (the cost= \$3,000) Placing a well on our second lot (\$25,000) It was agreed that more research needed to be done. Unanimous vote **not** to pursue water rights at this time.
7. **Sale of Drinking Water Privileges:** Nick Goevelinger reported that at present we have 69 lots in our HOA with water privileges. We are allowed 75. Linda Barron requested that the membership consider selling up to three water hook ups. Requests have been made every year by owners of unincorporated lots in Diamond Peaks. Since this is a decision that needs to be made by the membership it seemed critical for the membership to make a general decision to sell 0, 1, 2, or 3 water hook ups and for a specific fee. Discussion followed. Nick made a motion that 2 water hook ups be approved at this time for a fee of \$--- Acceptance would be determined by the board on a lot to lot request. Linda Barron seconded the motion. All were in favor.
8. **Purchase Corner Lot 59 on Hwy 58 & Royce Mountain Way:** Chuck DeFoe was not present to share his reasons for wanting this purchase. Linda Barron spoke in lieu of Chuck DeFoe. Linda Barron represents the owner of Lot 59, Sylva Dela Hunt as her realtor. Currently the lot is for sale. Due to its location it would be ideal for additional parking/ park setting/waste management. It would also balance out the entrance since the Diamond Peaks sign is directly opposite. Owner very willing to work with the HOA. Discussion followed. Overall the membership felt at this time it was too costly with few benefits for most property owners. A vote was taken 27 no, 4 yes. Nate Brostrom made a motion to not purchase Lot 59. Nate Goevelinger seconded the motion. Motion passed.
9. **Election of New Board Members:** Nick Goevelinger reported that three positions were open.(Linda Barron, Nate Brostrom, Chris Kline) Members present were encouraged to volunteer. Carol Goevelinger made a motion to elect Linda Barron for another term. Nancy Rich seconded the motion. Motion passed. Linda Barron made a motion to elect Nate Brostrom for another term. Matt Rich seconded the motion. Motion passed. Nate Brostrom made a motion to elect Chris Kline for another term. Matt Rich seconded the motion. Motion passed.
10. **New Business:** No new business
11. **Adjourn meeting:** meeting adjourned at 11:42 am.

