

08-05-2025 Special Board Meeting Mark's Home

The board discussed this special meeting, confirming a quorum of five members. Reason for quick meeting was time constraint related to CPM not renewing our contract, Carina Lane, Delinquent Dues, & Homeowner complaint. Move to open meeting, 2nd & unanimously approved. Key points included the non-renewal of CPM's contract, the need for new property management, and the potential dissolution of the HOA. The board also addressed insurance issues, noting that their current policy ends in April 2026 and the time required of the board & committees to maintain the HOA. They considered hiring AMS for accounting services and discussed the need for a reserve study. The board also debated the terms of upcoming elections, deciding on a mix of one-, two-, and three-year terms. Finally, they approved a budget for legal consultation with Chris Hearn.

Action Items

- [] @Craig Hansen - Schedule a meeting with AMS Association Management Services to discuss their property management services and pricing.
- [] Allocate up to \$1,200 for Craig to meet with an attorney (Chris Hearn) to explore potential options for pursuing the previous developer's and their insurance company.
- [] Check with Tamara on the possibility of her working as an independent contractor for accounting services.
- [] Contact Mahar's property management company to inquire about their services and capabilities.
- [] Send the revised letter to homeowners with updates on the management company, insurance, and legal expenses.
- [] Send 16 homeowners along AG Buffer about current status.

Outline

Meeting Opening and Agenda Overview

- Craig Hansen opens the meeting, confirming a quorum of five board members.
- Craig mentions the agenda has changed slightly and only 10 copies were printed.
- Craig summarizes the last meeting, which is already posted, noting that minutes only record decisions and votes, not discussions.
- The meeting will cover topics including CPM, Mark Joy and David's letter, HOA dissolution, bank issues, legal fees, and new property management.

Discussion on CPM and Insurance Issues

- Craig discusses the non-renewal of CPM's contract and the need for a new property management company.

- Judy suggests attaching CPM letter to Mark's letter from the board, which includes liability concerns.
- Craig agrees to send copies of his review of the Carino letter to the board and mentions the importance of attorney-client confidentiality related to any of our discussions about Carino lane.
- The board discusses the impact of insurance companies leaving due to fire and landslide risks, and the need for a new insurance policy for our HOA.
- Craig spoke to our current Farmers Agent, and he will investigate other companies. Craig has also contacted a State Farm agent. He'll be following up with agents as the year progresses.

HOA Dissolution and Legal Fees

- The board discusses homeowners' comments about dissolving the HOA, noting the high costs and legal complexities involved.
- Craig emphasizes the importance of maintaining the HOA for property values and legal protections for all homeowners.
- The board decides not to pursue dissolution, focusing instead on maintaining the HOA.

Property Management and Legal Consultation

- Craig discusses the need for a new property management company and mentions AMS Association Management Services.
- The board considers the pros and cons of local versus out-of-town management companies.
- Craig plans to meet with AMS to discuss their services and capabilities.
- The board discusses the possibility of hiring our local attorney to consult on potential claim against previous declarant & insurance company.

Financial Management and Reserve Study

- Craig suggests moving funds from a low-interest account to a higher-interest CD to improve financial management.
- The board discusses the need for a reserve study to identify assets and liabilities.
- Oregon statutes do not require reserve study for individual home HOAs, only condominium HOA's.
- Craig mentions the possibility the board can change reserve allocation to allow for more flexible use of funds.
- The board considers the importance of maintaining accurate financial records and the potential need for a new accounting system if we don't hire property management.

Board Responsibilities and Elections

- The board discusses the responsibilities of board members and the need for new board members.
- Craig suggests offering new board members a one-year commitment with the option to resign after one year.
- The board considers the staggered terms for board members to ensure continuity.
- The board discusses the importance of having board members who are willing to take on responsibilities and work collaboratively.

Executive Session and Meeting Adjournment

- The board moves into an executive session to discuss specific legal and financial matters.
- Craig outlines the agenda for the executive session, including updates on Carino, 2 delinquent accounts & a homeowner complaint against their neighbor.
- The board agrees to adjourn the executive session and reconvenes for final discussions.
- The meeting is adjourned with a plan to reconvene for further discussions and decisions.

Board returned after executive session.

Topics discussed

Retention Ponds and Ag Buffer Memorandum

- Dana Henderson brings up the issue of two retention ponds that need cleaning, which are fire hazards and have been partially cleaned by volunteers.
- Dana Henderson suggests setting aside specific hours for contractors to clean the ponds next year.
- Dana Henderson requests a memorandum to be sent to the 16 owners on the Ag buffer regarding water turnoff and other responsibilities.
- The board discusses the need for the 16 owners to be informed about their responsibilities, including maintaining weeds and the drainage system.

Drainage System and Ag Buffer Agreement

- Dana Henderson emphasizes the importance of keeping the drainage system viable and periodically inspecting the Ag buffer.
- The board discusses the need for a statement from the board about the current policies and responsibilities for the AG Buffer.
- Craig Hansen suggests writing a basic statement about the current actions being taken on the Ag buffer.
- The board agrees on the need for a consistent message to all 16 owners regarding their responsibilities and the state of the Ag buffer.

Street Maintenance and Sealing Cracks

- Dana Henderson points out that the streets have not been taken care of since 2017, with cracks in La Strada and drainage issues.
- The board discusses the need to get a bid to seal the cracks on the streets, emphasizing the importance of keeping water from penetrating underneath.
- Craig Hansen suggests honoring the contract with Ferman for the job, as the association is not at fault for the delay.
- The board agrees to get a bid from Ferman and possibly a second bid but emphasizes the importance of supporting Ferman for his investment.

City Involvement and Property Taxes

- Craig Hansen suggests dealing with the city to address issues like street maintenance and property taxes.
- The board discusses the need for the city to take on more responsibilities, given the significant property taxes paid by the community.
- The board agrees on the need to communicate with the city and explore ways to improve services and reduce property taxes.

Code Enforcement and Property Management

- The board discusses the importance of code enforcement and the role of property management in handling complaints.
- Craig Hansen mentions that John Dix is currently sending out letters and handling complaints within the HOA's flat fee agreement.
- The board considers the possibility of handling code enforcement themselves to avoid additional charges from property management.
- The meeting concludes with a discussion on the need for an accountant and the importance of updating the list of events on the website.