

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION

January 12, 2026

Meeting Minutes

Location: Medford Library

At 5:00pm Craig Hansen motioned to open the meeting and establish a quorum. Board members Judy Henderson, Andrew Wilson and Liz Hamilton attended. Joy Wright was not present. This was seconded and there being no objections, the motion passed unanimously.

Motion was made by Craig Hansen to approve November 4, 2025, Board Meeting Minutes and the December 2, 2025 Annual Organizational Meeting Minutes. They were approved by general consent. Liz Hamilton requested that management post the minutes in draft after the board has reviewed them so that owners do not have to wait until they are approved. She also shared the remaining year's meeting schedule for 2026:

April 13; July 20; October 12 & December 7

President Report

Craig Hansen reported that this is the 2nd full year of the Association being run by a board of directors of Bella Vista Homeowners and by the end of this year all property management transitional open items should be completed. Goals for 2026 are to get the association documents online in organized folders for homeowners and to perform a Reserve Study. Also, in the next 1 to 3 years, review the AGE Buffer Policy. Our current matter of Carino Lane mediation and litigation has taken priority.

Insurance Report

Charles Kief and Craig Hansen are working to acquire a new insurance company for our HOA. Farmers Insurance has opted not to renew our existing policy at the end of April. Due to Carino Lane damage from a landslide, which has resulted in a lawsuit a second company has declined to insure our HOA. The search is continuing with the assistance of AMS Property Management.

Treasurers Report

Andrew Wilson gave an overview of the November financials that are posted on the portal for owners to review. He also reported that he is new to this role and is going to get some training with AMS so that he can better report. Craig Hansen moved the reserves to Rouge Credit Union where he purchased \$120,000 in CDs to get the best interest rate. The balance of funds is available for immediate use if needed.

Committee Reports:

Landscape

Dana Henderson reported that a new landscape contract has been signed and Camino Lane entrance completed with a sign being added to not climb the rocks. The landscape company has turned off irrigation water for the winter. Winter pruning as well as blackberry clearing is underway, and a snow plan is in place if needed. He also reported that a group of volunteers cleaned up around the surfaces of the storm drains and added bio bags. They plan to do a common area walk through in March with the board.

ACC

David Swearingen reported that there is one new home under construction on E. La Strada. A second new home has been completed and once the fencing is completed the homeowner's deposit can be refunded. He also reported that the committee is working on updating the documents. There were also some reports that a mailbox unit needs some work. Liz Hamilton agreed to contact the post office to find out how the process worked to get this fixed.

Neighborhood Watch

It was reported that a vehicle break-in happened on January 1st and there have been a few reports of someone cruising through the neighborhood around 4:00a.m. Please use the local authorities to report things as well as to the association. The board is also going to work on a list of who to call for what to post for owners.

Carino Update

Craig Hansen reported that there was no additional information regarding mediation. However Southridge has sheathed their lots for erosion protection. The board had previously approved to sheath from Carino Lane to overlap Southridge sheathing once completed. The HOA portion started today and should be completed January 13.

OLD BUSINESS

Ratify the Approval of Craig Hansen and Dana Henderson Expense Reimbursements

Judy Henderson moved to approve the reimbursement for supplies to Craig and Dana. Liz Hamilton seconded and there being no objections the motion passed unanimously.

NEW BUSINESS

Collection Resolution

Tabled until next meeting to allow for additional evaluation.

Ratify the Approval of Board Resignation and Discussion of Vacancy

It was unanimously consented to accept Joy Wright's resignation from the Board. The filling of the vacancy was tabled for now.

OPEN FORUM

All homeowners have the right to speak for 3 minutes in the open forum. After many disruptions to the meeting by one homeowner who berated the board, interrupted speakers and repeated issues that have been addressed, Craig Hansen made a motion to have AMS remove that member from the Zoom meeting and Judy Henderson seconded the motion. The Board voted unanimously for this motion.

Craig Hansen made the motion to adjourn the board meeting at 6:25pm. Liz Hamilton seconded and there being no further business or objections, the motion passed unanimously.

DRAFT