

Thursday, June 8, 2023  
via Zoom  
5:00 – 6:00 p.m. PST

**Minutes**

**Present:** Aaron Fedora Chair  
Wes Bews Treasurer  
Josh Lommer Secretary  
Robert Rood Community Manager

**Guests:** Brian Winkler (Lot 91)  
Joanne Van Kampen (Lot 64)  
Kathy Whitaker (Lot 76)  
Diane Major (Lot 49)  
Steve Major (Lot 49)  
Judy Henderson (Lot 83)  
Dana Henderson (Lot 83)  
Charles Kief (Lot 79)  
Kirsten Damgaard (Lot 47)  
Laura Wilson (Lot 68)  
Dana Brooks (Lot 67)

**1. Call to Order**

Meeting called to order by Aaron at 5:03 p.m. PST

**2. Approval of Agenda**

Approval of agenda

Moved by Wes

Seconded by Josh

**3. Approval of minutes of prior board meeting (Q1 2023)**

Approval of minutes of prior board meeting

Moved by Wes

Seconded by Josh

**4. Review of Association's Financial Position (*Bylaws, section 3.17(e)(iii)*)**

(a) 2020 Tax Return – has been corrected and refiled

(b) 2022 Tax Return – accountant filed extension; completion of year end review and filing will take place in approximately 6 – 8 weeks

- (c) Q1 2023 Financial Statement

Income Statement and Balance Sheet received and filed

- (d) Robert confirmed that all bank accounts are now in the name of the Association

- (e) QPM will be hiring a new independent bookkeeper in the next 30 days; will provide monthly statements to Association

- (f) Q & A

Dana Henderson – How are Association members able to obtain access to the Association’s financial statements?

Robert – Once financial statements are approved, they are published on the portal

Aaron – Q1 2023 financial statement will be uploaded to the portal within a week of the meeting

#### **5. Report of Members Delinquent in Assessment Payments (*Bylaws, section 3.17(e)(iii)(F)*)**

The latest Homeowner Delinquency report is received and filed.

Robert noted that QPM recently collected approximately \$4,000 from one member; another member is currently more than \$5,000 in arrears, lien has been recorded.

#### **6. Other Business**

- (a) Ag Buffer:

Aaron – The ag buffer is not currently in the shape in which the Declarant would like to see it. Declarant has ordered additional seed and is now waiting for a quote to have that seed applied.

Aaron – Robert is to clarify the scope of the contract with Gary Krause regarding ag buffer maintenance. Is it a \$700/month flat fee or time and materials?

Robert – The contract with Krause commenced in December 2022. Robert has not been impressed the Krause’s follow through. Krause is flow to invoice and then stops working until invoice has been paid. Robert has recommended to the Board that we replace this contractor.

Charles – The Association is wasting money on Krause. Would support change offline discussion of options.

Dana H – Maintenance has been very spotty. As a result, is the Association in violation of fire regulations?

Robert – Acknowledges that weeds are overgrown. Will be taken care of in the next week.

Dana H – Appears as though we are only irrigating about half of the buffer. Concerned about the seemingly unnecessary use of water and lack of conservation.

Judy H – Seems that we continue to talk about the same issues. Just keep talking and nothing seems to get resolved.

Aaron – We will address the ag buffer maintenance contract.

Dana B – Are we responsible for watering buffer?

Aaron – Ag buffer agreement with vineyard requires Association to maintain irrigation.

Dana B – Failure of irrigation system is problematic, concerning.

Dana H – Ag buffer not viable. Should challenge requirement to continue watering buffer.

Charles – Agrees with Dana. Ag buffer agreement is no longer valid and needs to be revisited. Should consider no longer watering.

Aaron – In short term, watering can be discontinued.

Brian – Their section of the buffer hasn't been watered since April. Currently bone dry.

Dana B – Confirmed that west side of buffer hasn't been watered.

Aaron – Income Statement indicates that slightly more than \$200 has been spent on water to date.

Dana H – Cost of water is not the issue.

(g) Carino Ln:

Aaron – Met with geotech consultant on site. Declarant is aware of possibility of movement. Further investigations required.

Kathy – Asked for clarification on issue.

(h) Other:

Kathy – Why is the fountain not on?

Aaron – Expensive pump required repairs. There was a member vote/resolution to no longer maintain fountain.

Dana B – Has concerns about some of the decisions made by the Architectural Control Committee (ACC), including approval of construction of homes with no rock on exterior.

Dana H – Has general concerns about the function of the ACC.

Aaron – Asked members to present him with specific concerns.

Judy H – Asked why there is so much inconsistency in design and building standards including metal roofs, tinted windows, colors not consistent with community, etc.

Steve – Declarant has done a good job. A lot of positive things.

**7. Set Date for Next Meeting**

Q3 2023 Board meeting scheduled for September 21, 2023 at 5:00 p.m. PST

Moved by Josh

Seconded by Aaron

**8. Adjourn**

Meeting adjourned at 5:57 PST.

Moved by Wes

Seconded by Josh