

## BVH NOVEMBER NEWSLETTER

### Hello Neighbors

This newsletter has been regularly sent since January of this year. The intention has been to inform members of the HOA what is happening in our community and to provide a voice to share interests and concerns about the future development into an independently run HOA.

This month will be the seventh anniversary of moving to BVH. We have enjoyed developing new friendships and watched the community go through many changes as it has grown. In the earlier stages we've had general meetings, burrito parties, coffee groups and email connections. As we have grown, changes in size and diversity, along with management styles and Covid have made it more complicated to keep in touch. We need to stay connected for the health and economic security of our neighborhood. We all have a significant investment here.

As a community and a future self governing association we need to establish some common goals. Though BVH has a diverse population, standards set by the CC&R's and By Laws are in place to offer guidance and continuity. Up to this point, the declarant and QPM have had the ultimate authority to enforce, interpret, or apply those guidelines to the best interests of the declarant. That will change when the declarant sells his last 7 or 8 lots, or if he chooses to step down. We should consider the direction we want to take from there.

### WHAT YOU SHOULD KNOW FROM THE CC&R's

Here's a list of some of the things you should know:

- Regular annual meetings shall be set by the Board so as to occur at least 30 days but not more than 120 days before the fiscal year. (None have been held this year)
- No minutes have been posted from the 4 annual meetings of the Board.
- Financial and related information shall be regularly prepared and distributed to all Members of the Association including a balance sheet and income and expense statement, and the estimated revenue and expenses for the coming year.
- An annual review of the Reserve account should be prepared.
- The Board may not impose a regular annual assessment per lot which is more than 20% greater than the regular assessment.
- The Declarant is responsible for the costs of all initial construction to the Common areas. (Ag Buffer).
- The Declarant is responsible for construction costs for additional Common areas annexed to the project. ( New Waterfall landscaping at new sidewalk).

## TAC MEETING 10/21/21

A zoom meeting was held for all homeowners 10/21/21. Charles Kief and Dana Brooks represented the TAC. Dana Henderson was the only homeowner to attend.

Items discussed included the reduction in TAC members. Only 2 appear to be active. The question was raised that maybe the community should be contacted for additional volunteers. It was pointed out that the position is an elected position.

There was a request for minutes of the previous meetings. Charles indicated that he has notes of all the meetings but they have not been posted.

A request was made for a status of the current TAC progress.

The comment was made that there was a collaborative and cooperative effort ongoing with management for the interests of the community to make the transition.

A item was brought up by Dana H. that a water sample had been submitted to a laboratory from the Palermo retention pond two days ago. The lab was preparing a written report but indicated by phone that there appeared to be an excess of E. Coli bacteria in the sample. TAC members were going to discuss the issue and follow up.

Finally, a discussion ensued regarding what could be the best use of the TAC's resources for the future benefit of the community given the Oregon State guidelines for preparation of the Transition to self governing the HOA. Ideas were to be submitted in the following 2-3 days.

## CURIOUS ITEM

Did you receive a advertisement from Robert Rood at Quality Property Management? I found it quite surprising to use our HOA as a personal business opportunity. Recent emails over the last few weeks have been slow. I guess he has been busy with other things? I find the use of our HOA email list for personal use to be unorthodox at least. I'd like your comments.

As always, I would like to hear your support and criticism. Also, we now have 96 recipients of the newsletter. Anyone missing it, let me know. Anyone that wants to cancel.....let me know.

Sincerely,

Dana Henderson

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