

Annual and Board Meeting

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SUMMARY KEYWORDS

Annual meeting, board members, HOA bylaws, quorum, receivership, membership list, legal fees, insurance claim, mediation, property manager, transparency, meeting minutes, volunteer positions, community committee, action items.

SPEAKERS

Craig Hansen, Ed Guerrero , Joy Wright, Dave Mathew, Speaker 1

Ed Guerrero 00:00

Did you say looking for the roads, the rules and regulations? Okay,

Craig Hansen 00:06

so I would like to make motion to open the annual board meeting of homeowners of Bella Vista. I second that second we all approve. Okay, so I don't know. I can see some names up there. Now, I don't see many pictures, but I want to welcome all of you to our meeting. I'll explain a little bit more is why the annual meeting will probably be adjourned quickly. But the first thing I want to get into was a little explanation about our annual meeting. Okay, it was brought to our attention that this should have happened in December, and the board being voted in March. I think we all kind of assumed it was a yearly, and it would be, Mark. And so that was kind of our error. And so the next annual meeting. will be this coming December, and I'm gonna say probably the first week of December, to try and get people in.

Ed Guerrero 01:25

It's my understanding that anybody can cope, but as long as you have, or in other words, in the rules and regulations, that's where I've been running around to look for it, it did say, and when you could have a meeting, it's not just once a year,

Craig Hansen 01:38

it's the annual meeting, I think. But we're

Ed Guerrero 01:43

annual or Hoa, No,

Craig Hansen 01:45

I'm talking about the annual meeting right at this point, which the annual meeting is for voting purposes of new board. Board members. Okay, okay, but the other thing that I wanted to share when this this board was voted in, the last time we came in, not knowing what to expect, and we got here, and everybody thought we were going to be managing, advising an HOA. Well, from my perspective, and I believe Paul's, there was no HOA. Nothing was in existence. We had the DEC learn. Cedar coast was

taking information. They were telling qpm how to spend money. And the money was homeowners, money dues. There was not a formal Hoa, and that's what we have been working at. And fortunately for us, but not so fortunate for joy, she took the lead. and for people that have not been in charge of any meeting, they have no idea, the pressure that's involved, and trying to take what's going on. I'm

Dave Mathew 03:06

sorry this is Dave Matthews on Karina lane. Somebody. not muting their phone. All I'm getting is somebody chatting in the background about whatever their tomatoes. I mean, can you somehow mute everybody so they did not interrupt you?

Craig Hansen 03:20

Okay, hang on. John's looking at that. Yeah, I think it's Mark. Mark. Mark is the issue. Can you turn Can you turn your we're gonna turn your mic off. Can you just turn my mic off? Because

Joy Wright 03:34

there might be background, yeah.

Craig Hansen 03:36

And if you've got something, maybe put in a your chat. Just say, Hey guys, I've got something to say in the chat. Or have somebody show you how to put a chat on the Zoom. Okay, is that helping Dave?

Dave Mathew 03:56

Dave, you there? Yeah, I went back on mute. Yeah. It's helping a lot. Okay,

Craig Hansen 04:00

good. Thank you. Okay. Getting back to Joy, taking, taking the lead. And I want to repeat, if you have not been the head person for any type of committee business, whatever you do not have. any idea the mental stress that can come about. But

Joy Wright 04:32

I'd had that. Okay, wonderful.

Ed Guerrero 04:34

Yes, have we stopped it. There's a forum. No one, no

Craig Hansen 04:39

one. Okay, there's no quorum for the annual meeting.

Ed Guerrero 04:44

Okay, so. we're now on the board meeting. Well, no, I want to finish

Craig Hansen 04:47

my statement in the annual meeting to the people. Then we'll close it

Ed Guerrero 04:52

annual meeting. This is there's no

Craig Hansen 04:55

okay, I'm going to finish what I had to say. Then we'll go, Okay, I think that, unless let me, let me just finish say, then we'll close it. And because I started in the annual meeting,

Ed Guerrero 05:10

the only reason why we go on the board, then whatever you have to say will now will be in the minute.

Craig Hansen 05:15

But the annual meeting should be in the minutes as well, shouldn't it? Yeah,

Ed Guerrero 05:19

but it's already closed. There's no problem, so it's mute. But if we go into the board now, everything you have to say will be and put it in your

Craig Hansen 05:29

in a minute. Okay, I can't add the Annual Meeting comments. Yes, you can to

Ed Guerrero 05:35

during the board meeting. Yes, okay,

Speaker 1 05:38

all right. And now gone. You're into your meeting,

Craig Hansen 05:43

right? All right, so we will continue that in the next so I move because we do not have a quorum of 54 homeowners in the annual meeting, that this part of the meeting evening will be closed, all in favor. Aye, okay. Now the motion is to start the regular board meeting of Bella Vista. Seconds and approval.

Joy Wright 06:11

I second.

Craig Hansen 06:12

No addition. Okay, none. Okay, so I'm going to get back to finishing what I was stating in the annual portion to everybody. And I will move. Probably my comments into the board meeting. Okay. But for the third. Thank you. That was, that was a huge undertaking to get it. And

Joy Wright 06:44

you're very you're very, very welcome. However, I had been in charge of meetings far greater than this with far fewer bits of aggravation.

Craig Hansen 06:57

Okay, all right, well, I didn't, I didn't mean to cut you short on your path, no worries, no worries. And the other thing, really, there were other people, you know, we had Ed Guerrero, who stepped up, and he has helped me a lot in laws and bylaws. To be honest, I'm upset at you because you got me insane. You have to know your bylaws, and I can't tell you how many hours the last few weeks I've been reading about bylaws. So there's one side of me that really detests what you told me, but the other side of me says You're right and I am trying but it's going to take me time. Yes.

Ed Guerrero 07:38

So, in order to establish leadership, you must know where you're coming from and where you're heading to. Yeah, yeah.

Craig Hansen 07:44

And I didn't. In my past business. They were my roles my guidelines. I didn't have.

Craig Hansen 07:50

to the chat but myself, so But thank you, and I'm working on it, and the community should be Thank you. And then Mark's online. He stepped up as being our treasure. He jumped in with joy to start communicating with our neighbors concerning the egg Bucha buffer. And it's more than he's more than an account treasure. He's our he writes all the recorder. Oh, right. OSD, our, yeah, original. When we were starting to send things out to the homeowners, he was the author, and I think we would be neglect to Oh, okay, sorry to mention Doug Doller. Doug done it in, and he helped David and the ACC super nice guy. I, many of us had coffee with him.

Joy Wright 08:58

Very smart man, yeah. And unfortunately,

Craig Hansen 09:01

he had to resign because of personal reasons. But the board and homeowners should be thankful. And the other person, people that I wanted, that stepped up in this were David sirensen, who took on the ACC Committee, which ed will tell you, is probably the hardest committee to deal with, and we didn't have one. And then he had a couple people that backed out of helping him. So right now he's doing it on his own. Dana Henderson took over the landscape huge, that's a huge budget, and I think he's going to be here, but he got help from Bruce Nelson, and then I also the people that stepped up, and I want this to be in the minutes for anybody that reads them. And that's when Paul Fauci and Laura Wilson stepped up to help me with Carino, which is another big issue, and has taken a lot of time, and I really think the homeowners need to be aware of. everything that they've done. So anyway, at that point, would you like to make any other comments?

10:19

Are you ready? I am

Joy Wright 10:21

well, and I can too. I, I thank you each for the opportunity that this has given me, it it took me out of my doldrums a little bit. I needed something positive to focus on, rather than just reading novels and digging in my yard and retirement is grand until you're wanting something else, needing something else, and so this has been spectacular. I've learned a great deal. Ed I want to thank you. You've helped us all learn a lot of important stuff, if you will. So that is appreciated. my colleague, Craig. I know there is a homeowner who is uncomfortable with fact that you and I traded positions with the. assistance of Mr. Guerrero, so that we could be more efficient going forward. And that's also a real positive. And golly, I'd like to think that we could continue to make huge progress this next year, because we started at Ground Zero, as it's called, and we have done amazing things. And Craig may itemize those things at some point this evening. I imagine

Craig Hansen 12:01

some of them, some

Joy Wright 12:01

of them, Yeah. And so again, I am I am grateful for the experience. And I've gotten to know some awesome people. So thank

Craig Hansen 12:12

you in the neighborhood

Joy Wright 12:14

in the neighborhood. And then on the board.

Craig Hansen 12:18

Cool. Thanks, joy, your comments. Oh, basin,

Ed Guerrero 12:24

your text, right, to prepare our chef to, well just

Craig Hansen 12:27

your your view of the last year, because, obviously, you will be off the board. tomorrow. And if you notice the big smile on his face,

Ed Guerrero 12:39

okay, when we received communication from the previous boards asking the community to please submit names to try that they could have members of the board. There's not too many volunteers then, and there's none now, okay, or to the best of my knowledge, and when we submit our and we had our meeting on the 15th of March last year, they gave the numbers, and I requested, I like to see where that comes from. But nevertheless, when I requested that we go for an executive board meeting to establish the the board, you know, who are the president and vice president, they make up the board. Honestly. What I saw are senior citizens retired from constant work, and I stepped in because I, even though I'm retired in my other profession, I still have a lot of other investments. So this is my tip. The previous board was not helpful at all. Okay, they did a gross disservice to the community and to us. For devils who was trying to step up to the board, the former qpm is as low as any person I've ever met in my life, okay? And this is why I asked the members of the board to read because where I come from, the board is the highest level in government or in any private organization. The board is an executive level that is made to, you know, not the working but worse is that we didn't get any background whatsoever. But we urge that all that time, the contract with the qpm state that he is the record keeper, actually he's the one who's supposed to in orientate us, because he has all this information. Let's face it, the declarant are from out of state, their business country, in some of them out of country, Canada, right? Our neighbor, but nevertheless, is out of town. So the it is logical for the property manager to be this exit secretary, or take holds all the documents and so forth, and should orientate us. But he is as close as for so I know as we start going, I started holding the the bylaws and also the ccnr, and explained because our newly elected president asked to for us to submit what we should go forward. So that's the first thing I did, was say, hey, here are the lows. Here are the rules and regulation. And then one of the board also asked to see the contract of the qpm. Well, I got a copy.

Joy Wright 16:07
We were not needed

Ed Guerrero 16:09
to contact the declarant, because he's right there, and we were continue paying and procuring his services, which he did not provide us with. So for a couple things, we went in blind. We were in the dark. So we are slowly sorry. I know my wife always tell me, why aren't you a member of the committee? Why? I don't know why. I think we should learn more. Oh, the laws, the rules and regulation, how we work. But as long as we have other members who want to join the community committee. So I know every now and then I try to throw in the towel,

Joy Wright 16:54
but we wouldn't let you, yeah, but you

Ed Guerrero 16:56
guys, but, but I want the community to remember this, or at least to hear from me. We now have an outstanding CPM. Yes, I just asked him three questions, and I know he's not lost, and I had the opportunity. And thank you for referring me to your boss. He is now my property manager, one or becoming even more. But I honestly reviewed this the contract, and after talking to him, you you guys are a hell of a lot ahead now your bad experience last year, and I anticipate you have better experience coming up. So you guys know my number, if you need any help about it, you know, if I could, and I came late because I'm running around looking for the rules and regulation. I found this, the ccnr, but the rules and regulation, I want to make sure that how we handle the today's recovery situation of not having a quorum and today being my last day. So I just want to correct me if I'm wrong. And one of the rules and regulation I came across the last by the way, in the ccnr, there is a

Craig Hansen 18:18
are you? So I'm going to interrupt you second because you're talking about the number of board members required to continue forward, because I have a thing about vacancies and the problems with not having

Ed Guerrero 18:32
I would just want to say that I know we have the ccnr, but we also have, when they make a changes, that they have to go down there before the amendment. Amendment now the amendment says polarity. So if I, if I recommend him, and you say, yes, one vote is enough. Only one member to vote.

Craig Hansen 18:55
I want to expand on that, people that are listening, right if, if we had 54 people available, and he Paul was the only one in because of polarity, he only needs one vote to win. It doesn't mean he needs 51 votes or 54 votes. We need 54 to vote, but polarity meant whoever had the most votes one. So it doesn't matter if we had two people and one got 10 and one got nine. They don't need 54 to win. That's where the clarity came in. I'm not sure everybody else understood. I'm sure you understand it. I just want to clarify,

Ed Guerrero 19:37
and that's why I'm going to the by those. And now, since we don't have a problem, our next step will be, you

Craig Hansen 19:43

have to point, yeah, and that's all in the board meeting. And the board meeting, okay, thank you. Mark is online for everybody, but I'm not sure if he's having a tequila or anything, but he said he was going to, he was going to pass on commenting via zoom. So again, for those who don't know, Mark had an operation, he's looking good. He's excited about getting back, and he will be back with us in April for our our first board meeting of the three we have. Okay, so I would like to move on. I just want to verify with everybody tonight that this is a Zoom meeting at the end of the near the end of the meeting, we will give time for people to speak up. How many did we have? Not nearly no, no, no. But I mean, do I have 10 people to deal with? Or

Ed Guerrero 20:53

less than 52 Well,

Craig Hansen 20:56

yes, well, no, it's not related to a quorum. I just got like 1717, people. So if I get five minutes person, then I need an hour and 25 minutes for everybody to speak. I don't think everyone wants to speak. So what I would ask right now, if you think there's a question or a comment that you want to make near the end, could you chat to John? So I know whether I've got five people talking and allowing 25 minutes of time. Or if I've got one, it makes a difference on how long the board meeting goes. So if you would just send a chat, raise your hand however you want to do it. John, that you are going to want to comment at the end of the meeting, please let me No, you'll have everybody will have five minutes to talk, and we'll apologize. Last time, it was my first Zoom meeting, I was a little frustrated with conversation, and so I cut Morgan off a bit quicker, and I let Jeff go Brooks. Go on a bit longer. I'm going to be stringent now it's five minutes. Mic is off, unless you guys can stop on your own, and so I would be a stickler to it. Now, in between each I'll talk with the board. Is this something we have time do we want to discuss? More than likely not, so we'll put it on our schedule for the next meeting if we can't answer the question and or discuss their comments. Are

Ed Guerrero 22:38

you in line 13? Mr. President, pardon me. Are you online 13?

Craig Hansen 22:43

Yes, I'm working on line 13.

Ed Guerrero 22:47

Address the rest, yeah, so

Craig Hansen 22:51

the rest of the meeting, the agenda, I don't know how many people kept their copy that is on Zoom, but I'm going to do a quick overview. We're going to talk about board member vacancies, election of board members, we had no nominees that came forward. I'm going to talk about we do have a couple volunteers. What is the board's next step related to our current situation of the board. And there's going to be, I've got a list of things that I'm going to propose that we attend to, and I will be handing those out as I get to them, for dealing with the future of our Hoa, so with that said, I'm gonna get started, unless you guys have something, I'm good, okay, okay, now I'm gonna tell everybody. I'm gonna apologize, because I'm probably gonna do most of the talking, a lot of this stuff I put together, so I'm the only one

at this point is familiar with it. That's cool. All right, and but I am going to hope that once I finish, if any of you have a comment, I would like a comment from the people that are at the table. All right, so we we had no nominations. I have spoke with several people, and there's been multiple reasons why people will not run for the board or sharp at board meetings. I think that's going to come up. May not come up this afternoon, but it will come up in our next meeting. Is what we're going to do about it. Okay, and there's a lot of frustration amongst our homeowners about what happens to them when they're in meetings. We do have two people that didn't necessarily want to be on the board for three years, but they have volunteered to for the board, which we will do in a future meeting in April, for the board to appoint and they will fill in. So at the moment, we have two people that are willing to fill in the vacancy until our next annual meeting, and that is Chris Raber and Judy Henderson. Please

Joy Wright 25:34

remind our homeowners that, excuse me, within the ccnrs and bylaws, the board has the right to a point when others have not come out, come

Craig Hansen 25:48

Yes. So

Ed Guerrero 25:49

it isn't, it isn't about, oh yes, it

Joy Wright 25:52

is. That's why. But everybody needs to know that, yeah.

Craig Hansen 25:55

So I am going to start handing out some stuff. And in past, I've tried to make binders. I've tried to pack stuff in advance, and I'm struggling because I'm giving you guys a lot. And this afternoon, I realized everybody thinks different. Nobody thinks like me if they're smart. So anyway, what I've decided to do is to hand out what I've read and studied and proposed you guys can organize it in the way that you seem fit. So here's an article. In the process we can use as far as I don't know whether you want this, yeah, is to who appoints officers, what we can do, and it's a point of interest we as a board can appoint outside our group, which I don't think we want to do, grouping homeowners for positions of treasurer and secretary. Now I'm not suggesting that people give up those positions, but we can appoint those two positions to be on the board, but not as voting members, leaving the five board members okay for other other things, and that's an article on that. Okay, so what is the problem with limited number of board members? The first problem is with three if Mark and joy agree and I don't, everything gets tabled. Nothing can get done, and there's nothing to matter. We want people to disagree, but we can't go anywhere. So my point is less, let's say I'm for something and you're against it. Well, if we had two more board members, they could turn and support me being the least. And all of a sudden, now we have enough people to make a pass or vice versa, we have enough people that say no, we agree with those that are saying no, and then it can proceed. The problem with three is and like literally repeating, unless we all agree, everything gets table. That's that shortcoming.

Joy Wright 28:27

Do we know Kyle? He says he'll sit on the board.

Craig Hansen 28:30

Okay, put his name down.

Ed Guerrero 28:33

Okay, Mr. Chairman, what we have handed out to us, uh huh. It's exactly what we did when we switched. Yeah, okay, because it is understandable that the elected board members will decide upon themselves, who is the president and who is the so forth, the officers then also, when you guys decide she wants to step down, it is us officers again who will make that decision. And I know we received some criticism and out of this world, saying that we are grossly doing things illegally. But what is presented? What do you presented here is exactly what we did over the years. That's what we do as board members. So

Craig Hansen 29:18

my purpose in getting this in print is this is going to actually, I'm going to ask somebody to volunteer to take certain things on. I've got it going, but I can't do it all. Okay, so I want to hand this off. I want to have whoever takes it over, contact a few other homeowners, review what I've suggested, make corrections, and then we'll come back and we're actually going to make a motion or something of the fashion.

Ed Guerrero 29:44

There's only one thing I want to point to you. We have secretaries and pressures within the board. You're not going to change that because we already have a fix in where we have CPA monitoring our finance. It's just a member of the board that you cannot appoint outside. And

Craig Hansen 30:04

I was not suggesting, I was saying our rights as a board, to a point, can go outside the community and or we may have one volunteer in our community that is not technically on the title, so they can't run for the board, but we can appoint them to be on a committee and or fill a position. They just can't vote. And all I was trying to say is, we can do more than fill vacancies. If joy comes and says no more on Secretary or Mark says, Hey, I don't want to do Treasurer, and we can't get anybody else. All I'm trying to say is we can appoint other people. They don't have to be a board member to fill those two positions, and that'll be something that everybody likes. Hey, I'm just making comment as we talk about so I want to get back to what was the importance of joy and I and Ed, changing joy, dropping positions president, assigning me president, and then Ed motion that I be appointed as filling Doug Dollard vacancy, which gave me one year, because technically, you and I were both going off the board tonight. Yeah, and the goal was to have three people, because if we only had two, a lot of people aren't aware and almost are passing around, we now could go into receivership. What is receivership? One person in the community can call for receivership, and it goes to the courts. One bank that has your mortgage because of fear that there's nobody managing that. Hoa, they can call for the courts to assign a receivership. And what's that mean? And I'm going to send you stuff out here.

Ed Guerrero 32:17

I don't think that would be a problem, sir, well, but it would be more likely.

Craig Hansen 32:22

Well, let me finish my thought, the importance of why people have to be involved in this. And there you go. So receiverships, so everybody realizes, does not release the HOA of any liabilities, any contracts. Nothing. Everybody thinks, Oh, good, I can wipe our debt. I wipe this, and we can just be all on our

own. No, but what it does add is a financial cost, and the average, average cost for Hoa, and I'm not sure they didn't classify small versus large, but in the state of Oregon receivership, they assigned somebody, he gets paid, she gets paid. It could be 10 to \$50,000 a year. Added fees, and a larger Hoa, which I think we're probably in that category, could be upwards of \$100,000 a year if we went into receivership. Okay? And I had asked John once for quite a while back, and I said, So you tell me about receivership? One says, All I can tell you is, you don't want to happen. I think that's kind of your words. So anyway, I just want people to understand the importance of the HOA surviving and managing ourselves, because I did not dig into what the two board members could actually even do at this point, but every email that this board gets, every phone call will now go to somebody that's going to charge 200 to \$500 an hour. Okay, and so I can't emphasize enough the importance of us staying out of receivership and getting our own house in order. Okay,

Ed Guerrero 34:25

any questions? Comment, yeah, well, the way I see what receivership is no longer Hoa is the most purest form of democracy. Pure, pure. There is nothing there's no other government that is more pure in democratic system than the HOA, and it has gone all the way to the Supreme Court, as long as it's not unconstitutional, Hoa laws govern. And I know, because I've been to so many members and I have all kinds of argument, because it has kind of, you know, when people making decision, but what's going to happen when you're no longer an association? Then it becomes, like you said, One individual which is but, but have to follow all the rules. Has to follow all the rules and regulation. But there's the only time, the only room you have is to complain or grab your attention, but there will be under the court,

Craig Hansen 35:29

yeah, court assignment. So again, the only purpose, and I'm going to hand this out, these are two people that I mentioned. This is their request. So I don't have anybody telling me that I'm making people up. This is the emails from Chris Rayburn. And

Ed Guerrero 35:53

excuse me, what's the name of this gentleman? This is Paul. I'm sorry, Paul, I'm so forgetful. Okay, I didn't know you were the guy with the flagpole, right? So

Craig Hansen 36:01

did that was, yeah, sorry. Okay, so, again, the purpose what I just gave you is to make sure that we had documents that these are people that have actually volunteered for the community the homeowners should be, you know, thankful, and we hope to have a few more. Obviously, we have Kyle, and I'm going to repeat, once Ed gets excuse me, once Mark gets back, we'll call a meeting. Probably the first meeting will be to a month. Probably be two things, I think, but anyway, to review, talk with people, and then the board to make a decision to fill those two vacancies. Okay,

Ed Guerrero 36:48

nothing wrong with voting in. No, we just

Craig Hansen 36:53

do both again these. In all fairness, we have a couple of people and just the both people. I think that the Board should interview everybody. Just, there's more

Joy Wright 37:04

than two? Yeah, we have three and three now. Okay, yeah,

Craig Hansen 37:07

okay, yeah, we've had one more volunteer. Okay, so we talked about that, talked about that. You know, I'm gonna avoid most of my comments. I think at this point, because we're coming up on seven o'clock about why people are not volunteering. But I would like to say that my whole life, I've dealt with what they would call the 20% of Central is common in anything you do. I told people 20% of the inventory I bought for sale, all right, made majority of the profit. 80% did nothing. It's the same thing with working with people. My concern is that we technically have roughly 100 owners of 106 piece of property. And I don't want to split hairs, it could be 898, 99 whatever. And I'm guessing that we have of those 100 people. We have 70% that have a spouse or spouse or significant other. The rest are single individuals. All right, if we use the 2080 rule, theoretically, we should have 34 people willing to work on the board, not the eight or nine, that we have now. It's something just to think about. But again, I can't overemphasize.

Craig Hansen 39:02

Okay? The board's next step. I talked about how we followed, as Ed mentioned, all the rules. They will be the minutes are coming up in a bit from the last minute. But everything we did that was said we were illegitimate, illegal, etc. Everything we did was, by the bylaws, we moved joy. Wanted to back off. I said I would fill in. We changed positions and Ed motion that they appoint me to fill Doug dullard vacancy, because technically I was dropping off the board. It was all above board, and by the books,

Ed Guerrero 39:45

well, we decided who goes three and who goes to so we can change it. It is among us.

Craig Hansen 39:54

For people that thought that we were underhanded, whatever, we had to do it, and we had to do it otherwise. Have we not done it in one hour? We could potentially be in receivership, because we literally have, would only have had two board members, and it's extremely critical for us to make that technical move now we can continue forward, trying to encourage people to become a part of the HOA appoint vacancies. All right, and that would not have happened had we not made those changes. All right. I just want the homeowners to understand that I explained receivership. All right. As we get going, once Mark gets back, we'll take a list and we will start talking with the people that volunteered, so that in April, we can appoint people to fill the vacancies. Okay, you guys, any comments where we're at so far is that found. Find everybody. I would like

Ed Guerrero 41:04

to make a closing statement after you allow these people to speak. Okay,

Craig Hansen 41:08

oh, yeah, down at the end, got it? Okay, so you saw my takeaway? Yes, okay, well, I'd like, and you did last time, and I'd like you to do it, but I'd also like one of you to, at the very tail end your takeaways meeting, yeah, and what and what we're doing. Okay, so the next thing that I want to share has to do with minutes. Okay, so, okay. So here are laws concerning minutes, and I'm going to share with you my frustrations in the minutes before, while I was secretary, and the problem that I had was we had so few people showing up that everything was happening here. And if people read the minutes, if you followed

normal minutes, as the one attorney said, Craig, they're not ours. They're minutes, okay, all right, well, when I did that, so how does people know what's going on. So necessary,

Ed Guerrero 42:21

stupid comment, by the way, Mr. Chair, yeah, that was the qpm statement. Yeah, actually,

Craig Hansen 42:27

it was the attorney from Cedar coast, their attorney. That was a turnover, but so with Joy's goal of creating transparency in the beginning, because we knew everybody was frustrated. Oh yeah, big time. All of you that were around, okay,

Ed Guerrero 42:49

that was the only one frustrated, yeah, oh no.

Craig Hansen 42:56

So how do we do transparency? So then I started writing these minutes, thinking, Okay, I was there. How do I write minutes to record, but how do homeowners see what happened? Because they didn't come to see, yeah, and it was a struggle trying to do, I think the word use is, was a narrative more than minutes, and I struggled, and it took me hours to try and do that, and yet you come up and you read, and somebody says, well, Craig Wright, oh, I should have put a comma. Yeah, it sounds like that happened after. It actually happened before. So I made technical errors. So what I am proposing now is the last meeting. I've told everybody I'm going, and it's now recording. I've gone to a company called otter AI, and it records conversations of a meeting. All right, there are mics left and right, and when it's done, it creates a transcript, and it actually is learning everybody's voices once I assign them. And there'll be a transcript that the last meeting was 70 pages, but it has every person in every comment, okay, what they said. The problem with mics and AI is you could say can't, and it could have come out as I don't even want to use the word, but anyway, I'm being facetious. My point is, AI can only do so much, but it it's there. But then it creates a summary, which I call jest, and it summarizes, and it does pretty good, but it mixed the concept a context on a few items, but then I'm struggling going, but if I go in and I edit that to try and create a better presentation of what I thought actually happened, now I'm imposing my perspective, which is not to me true minutes, and I ran into the same problem trying to do it before. So in the reading that I gave you, what I am going to do and I'm proposing is that the minutes now, by law only require motions, approvals, decisions. That's all law requires, but that doesn't tell the homeowners what's going on. So you'll see in this minute, they're going to be short. In this particular one, there were four comments, and they were moments in time. So this is a 57th minute of the meeting Ed's motion. Joy stepped down as president. Craig now President with joy as Secretary Craig seconded, unanimously approved. There'll be comments like that, and then down underneath, I'm just going to make a short line that is going to reference what might have gone in, like Morgan Butler's demand for a membership list Annual Meeting start election process. Karina lane, Craig updated, it'll be up to the homeowners to then read the summary by the AI computer program, and if it doesn't quite make sense, then they will have the whole transcript that they'll have to read through. I see no other way of trying to provide all the information for the people available and having it be what's true? Yeah,

Ed Guerrero 46:43

I'm totally lost with what you're saying. I don't understand where I AI is coming in, Secretary, you should write it,

Craig Hansen 46:51

yeah? Well, I gotta tell you, right now, the Secretary doesn't get paid enough to write this stuff. I spent hours. I think

Ed Guerrero 46:58

the Secretary is a volunteer group, right? It's not being Oh, yeah, that's the

Craig Hansen 47:02

point. Yeah, that's the point. So anyway, that's but that's the minutes,

Joy Wright 47:07

using the what he's just described is brilliant.

Craig Hansen 47:10

Yeah, it's working. And this is what's being done in a lot of meetings now across the country, much bigger than ours. So did I give you guys? So this is I, what I gave you is the copy of the minutes, and then what I'm going to put on the back will be the original agenda that we worked off of, okay, and that'll be on the back of The minutes. And then

Ed Guerrero 47:38

AI Artificial Intelligence,

Craig Hansen 47:41

and then with the minutes,

Joy Wright 47:45

I threw out Spanish instead of English. I apologize. So,

Ed Guerrero 47:48

when was it in Spanish? See, yes.

Craig Hansen 47:53

Then with the minutes, where there's been a motion that was made, see, Where's where's your copy. You put your minutes underneath.

Joy Wright 48:08

I You already lost them? No, I didn't lose

Ed Guerrero 48:12

anything.

Craig Hansen 48:14

No, did you take her? I

Joy Wright 48:17

got another one? No, I didn't get one of these. Okay, so I didn't lose it.

Craig Hansen 48:23

So anyway, for each motion that needs to be recorded by law, there'll be a copy of the actual transcript with the time and what the AI heard. Okay, if people want to dig in deeper, we will make available on the website with the minutes. There'll be a summary, an AI summary, and there'll be the total trends, description of all the conversation and who said it. So that's how I would like to do the minutes. I think it will give everybody the information they need. I can do it relatively easily now that I've got it all set up.

Joy Wright 49:12

Good plan. Yes, yes. Okay,

Craig Hansen 49:15

so I don't know if I need to, but I do want to make a motion that for now, we follow this process in minutes, and like anything, it can change. And I told everybody, I'm one of those people. I do something, and down the road, if I don't like what I did, I adapt and evolve. And

Ed Guerrero 49:40

emotion is there a second? Yeah. Well, so now we're going to discuss it, yes.

Craig Hansen 49:50

Nice, actually,

Ed Guerrero 49:52

yes. So this is what we're discussing. Is going to make a motion? Yeah?

Craig Hansen 49:56

So the motion is the actual minutes and how I'm going to present them, and that is the transcription of each motion, but your minutes are another page, okay,

Ed Guerrero 50:07

yeah, Chris, we're going to discuss this is actually verbatim.

Craig Hansen 50:12

Yes, yes, yeah, as the AI heard it now, as he's recording

Ed Guerrero 50:17

mumbles. I don't know why we call it AI is recording,

Craig Hansen 50:21

yeah, but it's the AI that's reading and listening to your voice. And it goes, That's Joy talking. And so it puts Joy said this. But you'll, when you read the transcription, you'll see that all said something a little Oh, why am I talking? Quiet? It it may miss or pick up a strange word, all right, but the majority of that content, it's not going to change yes to No. I mean, it's not that Okay. Okay?

Ed Guerrero 50:54

Many time to make comments go ahead. Well, you start mentioning about minutes and so forth. Minutes are very critical and important, yes, because it's a recording of an official business, and this

recording will be used in court if anybody argues. Okay, so that's why minutes are made now in normality, normal circumstances, this is verbatim a minute. Is this a summer?

Craig Hansen 51:26

You might not have heard me that page right there. That's your minutes. That's the minutes of the meeting. Yeah, based on transcript and trans anything that said there in motion, voting approval is documented. And if you read the laws, that is what that's the only thing technically required, which personally is not

Ed Guerrero 51:58

enough. This was prepared by joy. No, who did it? I did. I thought she's the secretary.

Craig Hansen 52:04

Well, I'm getting it lined up for she. She said she did. And I said, I'll get this organized and if she wants. But at this point, it could have been better

Ed Guerrero 52:16

since the beginning, but I think we were all very confused and having a nightmare when you first started, a hell of a lot better. Remember, every time we get together, say, I need your help because I want to understand what you're writing. Yeah, all the time they told you to help me out.

Craig Hansen 52:33

Okay, so you made a motion. I made a motion. That the new process of the minutes where we just announced any motions, decisions, approvals, they will be time stamped, and there'll be a basic overview of what was discussed. And then anybody that wants more detail will refer to the actual summary that's written up by the program and the transcript, which will all be made available to all the homework. Remember, I read that comment, otter is leading provider of transcripts in corporate America. Good choice. Thank you. Thank you. Yeah. I gambled there were quite a few out there. I tried several trials, and I'm glad somebody else feels the same way. Still waiting for a second. All second, okay, all in favor, aye. Okay, so that topic is done. All right. You actually going to approve the last minutes? Yeah. So now we have to approve the last minutes. And because I did not get those to you guys, I you probably want to take a quick read, but I think it was straightforward enough that you guys can look at it really quick and then we these, yeah, just making certain Yeah. And pretty much, it's just the first page.

Ed Guerrero 54:08

Thank you. This looks more like an agenda. Remind me, well,

Craig Hansen 54:13

if you look at the back, I'm including the original agenda. The whole goal is to try and help people find things. Unlike the paperwork we got, there was a pile and somebody says, well, it's in there somewhere. All right, it's just, and I've said this before. I was a mathematician. I organized problems, constants, variables for outcomes. I write the same way. It's just my philosophy. The next section will have a basic guideline, and as long as they follow the guidelines, they can write any way they want, as long as they fall

54:46

on this guy, oh no, this

Craig Hansen 54:48

is how it'll happen. Oh, it is, huh, absolutely,

Joy Wright 54:50

this is beautiful.

Craig Hansen 54:54

That answer your question. Pardon that? Okay,

Ed Guerrero 54:59

well, that's when you guys want to go for it. Okay,

Joy Wright 55:02

so it's not legal. He's not eating. Oh,

Craig Hansen 55:07

I'm sorry. And again, there I also gave you an article that stated what we had to do and how I base my decision to start this process. I think it's right now, if you go home and you start reading and said, Craig, you missed an important point. Then next time, we'll go, Okay, Mr. President, so we have to approve.

Ed Guerrero 55:29

My only comment is that when I look at what you're preparing, Jason, I used to teach and technical for writing, this looks more like, you know, outline, and it looks like a minute. I mean outline and the agenda and minutes are usually written in some

Craig Hansen 55:51

form. Well, this

Ed Guerrero 55:54

kind of engineering and the military writing,

Craig Hansen 55:58

I told you where I come from, a mathematician is the form of an engineer, as far as I'm concerned. So, but can I get an approval on this? And down the road, like, say, if somebody else steps up and wants to refine the process, I'm open, and I will not guarantee you that when we come back next time that I haven't refined it a little bit more. It's so

Joy Wright 56:21

I had understood that you had made the motion, I seconded, and we all approved. So that

Craig Hansen 56:27

was using the process. Yes, we have to approve the minutes. Okay, yeah, so motion that we approve the minutes so they can be posted at the portal. Okay? I second that Okay, all in favor.

Ed Guerrero 56:46

Yes. Minute, no

Craig Hansen 56:48

looking. And one of the reasons, you see, we put the colors up there, that's to help people sort out what they're looking for. Yeah. Minutes will have a, or, excuse me, an agenda will be all green at the heading, but the minute you see two colors and it states inside their minutes agenda page two, it's so that you can pick things out of a pile quickly. Okay, okay. So everybody proof.

Joy Wright 57:19

Hi, Guy, yeah,

Ed Guerrero 57:22

we have another book. I abstain.

57:26

Mark, yeah, raise your hand if you're good with the minutes.

Craig Hansen 57:29

Yeah, he's good. Okay, all right, so I

Craig Hansen 57:44

Okay, so I'm going to skip this for now about I want to get Mark back, but I am going to hand it to you guys now. We talked about membership lists, and I will give you also articles, and I have written up a policy and a guideline, and from everything I can gather, yes, corporate law says we're supposed to provide the list. HOA laws say we're supposed to provide the list. But when I had the system scan Oregon, and you come to find out, it says the majority of HOAs will not hand out the information, and what we have to do is to create our own guideline. So this is the article of what I based some of my ideas on. I'm going to hand this over to

Joy Wright 58:50

not sure. Yeah, did I just give you another one?

Craig Hansen 58:54

Yes, okay, oh, you'd already got, okay, this is something I'm going to hand over to somebody else to take the reins and finish it and discuss it with some homeowners, and so that we can do this correctly. Yes, and I would like to do that sooner or later. And in fact, if you'd like to volunteer, to get some people, I would take volunteers right now, but to get some people Well to start reviewing what I've done so we can come back to the board and have homeowners agree, so that the board can actually make a policy. And here is laws about Oregon, laws for individuals related to unsolicited emails and texts. So there's some reference points for that. That's a little confusing, yeah, but it's interesting. The law is pretty much pertaining to financial marketing. Of course, it doesn't have anything to do with personal but it's a guideline. So here is my my initial proposal, and again, I got it started. I'm 99 90% sure it will work, but I need somebody to follow through and finalize it and make sure our homeowners also are on board. Did you get that one? Yeah, yeah, okay, you got that? Okay, so I just want homeowners to know that the goal is to set a policy that our mailing list, you will automatically be opted out of Sherman, but everybody's going to have to fill a consent form, so we legally have covered our butts and to state that they that they want to opt out a phone number and email address. The one part that's going to get

sticky is technically the phone number and email address may be something we can't do, so that's one of the things that we have to finalize. But in many positions, police officers, right off the bat, do not want any of their information published. I don't, and my question is, if we give that right to a police officer, why can't we give that right to any homeowner? I have spoke with multiple people outside our community, and they're going, What do you mean? You're giving away addresses, phone numbers you wouldn't do mine. So nobody has wanted to give it out. But in all fairness, the law does state we have to and there's ways around it, and that's what we're going to create, that fair. Okay, so you guys think about I like saying I'm looking for a volunteer to head up finishing what I started. And if nobody wants to volunteer now, they sleep on it. I

Joy Wright 1:02:03

will do that if I have a couple of good people to assist. Okay, on health Paul,

Craig Hansen 1:02:15

okay, so I don't need to make a motion to appoint her for that project. Do I add I can just point the question? Yeah, so I would put for records that I am pointing joy is head of the membership list and control of opt out opt in for personal information, and I want to address this as best. I think it's one of the first things we have to deal with, because when we walked in, the first thing we were hearing was complaints about emails. I mean, before we I don't think I got out of a board meeting and I didn't have people complaining, so we've talked about it. We had the email adequate suggestion, okay, but so it's an important issue, so okay, I also have written up a policy as far as what they call it, the quorum policy, and that's how people are supposed to act within a meeting. And I don't want to go through that now, I think, because of time. So I'm going to hang on to that. I will get that out with the policies and where I came up with the ideas to write this particular policy up. Okay, did anybody raise their hands? Are going to want to make comments?

1:04:01

There's just been some chats. Mainly, speed it up.

Craig Hansen 1:04:05

Yes, there's, yeah, I wish there's a lot to do. So the one thing, because they pass you say, I want to bring up,

Ed Guerrero 1:04:16

okay, hearing what you're saying. No, I'm not. I'm just saying,

Craig Hansen 1:04:21

hang on, people, I have to get oh, Paul, can you give me my copy of the attorney's letter?

Ed Guerrero 1:04:28

I gave it back to you.

Craig Hansen 1:04:32

I should have color coded because I can't see it. Give me just a second. I saw mum of why I'm trying to find it. Paul, Laura and I met this afternoon with our HOA attorney, Chris Hern and Robin Warren, who was the geologist that wrote our report, and Robin has written up a gave me a letter. It's where we're at

and the next steps that we are now pushing with memory that's associated. Did I have that? Craig, yeah. Oh dear, okay,

Joy Wright 1:05:31
from this side of the

Craig Hansen 1:05:39
table. Shoot. Okay, so I may have to read off my screen.

Craig Hansen 1:05:51
You know that old saying, while you're looking on your point to the restaurant, you'll be right back. What's that? It's right in front of me, that old saying, I'm so organized now I can't remember where I put it. That's right in front of me. Okay, so I'm going to go on and explain what happened at the meeting with our attorney this afternoon at one o'clock, and this is his letter. We've had so many things in play that homeowners don't know about. And unfortunately, I've said this over and over again, we are limited in what we can say, all right, and everything, though, has been in process. But this a letter to me. It says this follows our meeting this afternoon with Bella Vista geotechnical engineer Robin Warren, Paul Fabian, Laura Wilson and myself, since Robin Warren's opinion is that no repair work can safely be done on HOAs Carina Lane until remediation is completed on South Ridge Builders lots which are 7072 73 which are below the slide, our consensus was that I would contact Southridge builders new Attorney John Carly at bullet on Hauser Law Firm in Portland, who is now South Ridge attorney, a copy of the recent report from South ridge and he's requesting a copy of the recent report from South Ridge geotechnical engineer, a timeline for South ridge To complete the remediation work recommended by South Ridge engineer whether South Ridge has insurance coverage for the damage to Corina road. The following our meeting, I spoke with South Ridge new Attorney John Carly, South Ridge apparently has tendered the claim to its insurance carrier, which is the digress, a little very important for this process. We had notified ours back in December, so our insurance is on board that everybody needs to realize our insurance doesn't pay for the problem. It's not our fault. Our insurance covers us. Should, any of our common grounds cause problems on somebody else's it doesn't cover for our repair of our road.

Craig Hansen 1:08:37
No, I just, I got this as I was walking out the door for here, so I probably what I'll do is I'll get John so I can give you guys a copy. And I'm not sure that I can post it yet, but I was allowed to share the information. So anyway, getting back, so we know Southridge insurance company hired the Portland attorney, so the Medford attorney is no longer representing South ridge. He was unaware of their attorney. He was unaware of the current status of South Ridge work or whether they had received the geotech report. He said he would check with Southridge and get back to our attorney. He requested I send him a letter making a demand so that they could review it, and requested copies of previous geotech reports for property, which I already sent those to Southridge Medford attorney, but evidently, they didn't get forward. So I'm assuming that Chris Hearn is now going to send all the documentation, and I want to give credit to Laura Wilson, because she dug up probably 90% of that. And just to make people aware, had we hired somebody to do this, two to \$400 an hour. This could have been, we could be in this 20 to \$50,000 the amount of time that everybody within this HOA board has spent, we would have been paying illegal paralegal or a lawyer to do what we've done. And thank you, Laura, I think you're there. I know I think her all the time. Yeah, want to make sure everybody else knows. To get things moving. Now that we know an insurance company is involved, I'll send a new demand letter to

sausage. He actually had already sent one back in January, and they got their process. That's why they were working on the hillside and stuff. He's going to send it to Southridge new insurance defense attorney. He will copy the reports he's requested, as well as the demand for repairs on Karina lane. If they deny claim, we will initiate mediation, as per required by our CNRS. And then at meditation, he will go to a Portland firm that he goes to them, they set up the process. They they figure out who the best mediator is for a situation like this, and then they will go about setting up the meeting. He said that it takes about 10 days, and then if results from mediation are unsuccessful, then I'm afraid the next steps are litigation. And I do want to make a point here to the cost of the association. This is costing the association money. We have another. That way we got another and but doesn't tell me who

Speaker 1 1:11:49

it is evident, Dave iPhone. Dave

Joy Wright 1:11:52

Matthews, Oh, wonderful. That's great. Okay, can

Craig Hansen 1:11:56

you write down Dave's name? Yeah, okay, so getting back to our legal fees are beginning to grow, but I want people to know that every dime we spent, we will try to recuperate all the money back, but we're having to, we're having to pay for it now, and we have no option. The other option would be like, what was going on years past, stick your head in the sand and hope nobody you know, nothing happens so, but we will try and recover every penny that we have spent. Okay? So that was one of the things I wanted to share. Dana didn't make it. Okay? Yeah, Dave's out of town, so because of where we're at the moment, I discussed Corino, we're not going to talk about ACC we're not going to talk about landscape, although Dana and Bruce have done some nice things, and I got to tell you that landscape was being done, and nobody watching what we were doing or what we were paying for. Dana and Bruce are on it. They are going a walk around with us. Lawns once a month to make sure that they are doing, what is required by contract. And, yeah, they took on two big jump, three minutes tonight. Okay, so I've got to start so give me one second, I have to stop. this meeting.

SUMMARY KEYWORDS

HOA board meeting, attendance issues, community involvement, Southridge property, road maintenance, fire hydrant access, utility easements, liability concerns, advisory committee, membership list, public safety, city responsibilities, property repairs, meeting time limits, community improvement.

SPEAKERS

John Dix, Ed Guerrero , Joy Wright, Dave Mathew, Tim Rossiter, Paul Faubion, Craig Hansen

Craig Hansen 00:01

Okay, all right, the system only allows me to do transcripts for 90 minutes, so that's why I have to shut down, otherwise we lose the last Okay, so we're at the point that I want to open the comments to zoom people, please be aware we only have so much time, and I'm allowing five minutes, and that will be for everybody, and we may answer your Question, we won't have time, probably, to discuss, but we'll at least put it on our books. Is for the future board meeting. So anyway, first person do we have a question? They want to talk?

John Dix 00:54

You can take yourself off mute.

Craig Hansen 00:58

Who's that? And yes, we would like to keep meetings under 90 minutes, but right at the moment, we're we've got so many things that are overpowering us, and there's so much I had to share. I knew it was going to take me a little longer than usual. Hey, Craig, yes. Who's talking

Dave Mathew 01:17

this is Dave Matthews, hey, Dave, how are you go ahead? My question is simply, I'm just kind of shocked at the core attendance at the board meetings. You know, I don't know what the count is. You guys could tell me, but it seems like it's less than 20 homeowners out of 100 I mean, has this been the cases you guys formed the board and took over, I

Craig Hansen 01:43

would say that pretty much so. And actually, this is probably the biggest group we've had. First meetings we had like 2526 people, I think it was at the library. Yeah, at the library. Didn't fill the library. The room was big enough for more people, but it's been gradually going down. And I mentioned earlier my concern was we should have, theoretically, 34 people involved, and in most cases, we have, like, 10. So yes, this, this has been an issue that people concerned of

Dave Mathew 02:18

any, any, any thoughts on, why the board that is what's keeping people awake. Yes,

Craig Hansen 02:22

and I have a list here, but because of time, I opted to leave that discussion out. It will come up at the next meeting, and I won't have scheduled meetings as long as we're talking about it. Once I can get

enough information together, we will call meetings. We'll try and give everybody 10 days, and we could have one the first of April, one the end of April. We could go April and not do anything again till May. I'm not going to set up as a regular month, month, month, because as we pull this information together, we may have to react faster.

Ed Guerrero 02:59

Yeah, it may make a point. Dave, we never had a HOA meeting for the past 11 months. Okay, we only had board meeting. And the difference between the two meeting is that the board, we leave it open for anybody interested, like the gentleman across house, is always present. There is about 20 and 27 people, the same people coming to listen because they're interested. They're not required to be there because it's not a HOA, it's a board meeting. So today is a classic example that there's not much interest.

Craig Hansen 03:35

So, and I would ask everybody that's on there, and we've said this before, those are out there, those that feel that what we're doing is important. We need to share with our homeowners positive things. Get them involved. We don't need to try and get them to not be involved. Okay, we're doing our best, and I to be quite honest, for what we were given. I think we're doing a damn good job. I'll second that, yeah, now we've got a lot to do. Don't get me wrong, I'm never happy. Always try and improve on things.

Dave Mathew 04:13

Thank you. Thank you. Thanks

Ed Guerrero 04:15

Dave, and thank you for volunteering. His wife, yes, oh yes. We'll get those smart people on the board. Anybody

Craig Hansen 04:22

else have a question? Any stop

Joy Wright 04:32

act? That was Dave Tim, sorry. Tim Payne, oh. Rosser,

Craig Hansen 04:35

oh yes. Tim board, this is Tim Rossiter on Easter. Strada Hey,

Tim Rossiter 04:40

board. This is Kim Rossiter on East La strada. Go ahead. Go ahead. Just want to let you guys know, when Southridge did their work on that slope a few weeks ago, they left an awful mess on our street. And maybe that's inevitable, maybe it isn't. But. But there's little pieces of stone from those barriers on the street and buried. All of that might be washed away now, and their tractors really carved up the curve right there side of the street. So I'm not sure if they have any plans to clean that up, but it really is an eyesore, and eventually some are gonna have to repair that curve. So I want to let you guys know about that.

Craig Hansen 05:21

Yes, that was discussed at our meeting today, the fact that the ground is already shifting and starting to push those barriers over. We also have the new owner of the property, below Dave Matthews and above Laura, he is one of the ones that's volunteered to at least be on the board till the next election, and he has several complaints related to what's gone on on those lots, which we have also presented to our attorney when they get around to dealing with this whole process. Okay,

Tim Rossiter 06:07

well, thank you very much for your efforts. Thanks,

Craig Hansen 06:09

Tim. And I know I talked to you once before, but I'd love to get you involved.

Tim Rossiter 06:14

Okay, I'll keep in mind, thank you.

Craig Hansen 06:17

Okay, thank you. We've got and anybody that's out there, we need a couple people for date, Swearingen, for the ACC committee, Bruce and Dana. They say they've got under control, so they don't need any more people. But I'm also looking at creating kind of an advisory committee, meaning a group, another committee, that can come, sit here and just listen and be homeowner advisors. If people aren't out there talking to us, they're just going to listen, and they're just going to be advisors. They won't have any voting rights or anything like that, but they will be additional sounding boards in the boardroom, and I'm looking for people to be a part of that. Anybody else?

Craig Hansen 07:13

Any other members? Yeah, is there any other members up there that we Okay, yeah, we can get going. I can only guess who defund the HOA is Me too. Yeah. And interesting. Okay, so if there are no more questions there, the thing that I mentioned the last meeting that I want to do every meeting is anybody within the board or the advice I would like to take a few minutes at the end for your takeaways. Obviously we'd like to live on a good feeling we're going the right direction and or if something's there that says, You know what, I think that we need to rethink this. All right, I'll accept that, but now it's not what I see, it's what you guys see. So

Paul Faubion 08:09

I have a brief comment, okay, so just like to state that I think that the current status of things going forward with the attorney regarding South Ridge are probably as best as we could expect at this moment, I think it is progress moving forward. I'm glad to hear that Southridge has an attorney and has the insurance company involved. I think we'll get some answers soon about what their intentions are, and that's going to go a long ways towards finally coming to a means of solving this problem. Cool, so I'm curious by that,

Craig Hansen 08:50

and I wanted to make a comment around that that he didn't write down anybody that thinks this was a simple question. It's not. And the attorney says this is COVID be one of the most convoluted things, because with the cost, and we've got two insurance companies and just one thing after another, and it's like a domino effect. You know, Dave doesn't have access to his home. You know, the road eventually, people, we're probably going to have to pay for percentage of the road. That's my personal guess. But

we can't do anything until South Ridge repairs their property because so we're waiting on this person to take care of that person. Everybody's frustrated, and he's, he's like, we kind of been walking on eggshells, all right? Because it wasn't as simple, okay, so anyway, I just wanted to throw that in. You want to make a comment. You want ed may come first.

Joy Wright 10:01

He has some things I know he wants to say, Yes, always, I know.

Ed Guerrero 10:07

Well, since day one, I participate in the organization, and even though I said I'm not coming back next year, but I continue to hammer on to the last minute, even my family said, but this is here last month. Why are you so concerned looking for these rules and regulation? I feel that a person who is a member and the association, when you volunteer and accept the responsibility, stay in there to the last breath. My I always sound like I'm negative, but I always like to say, the board, over the years will make a policy and they will vote, and then the following week they contradict it, and that I immediately try to cope. For example, we send out a note of how people should conduct themselves in the email. You even had your sound prepared, which is nice, you know. I'm not saying I'm an elementary student, but he says, oh, what you supposed to do to be a good person, you know and well, and we voted, and we vote that we will not entertain any email or any message or text unless they put the name of the person. So for the past seven months, I've been seeing all kinds of only telephone number. I call you a couple of times and ask you, could you give me the names of those phone number? Then I will see why. But it appears that those volunteers are so fake to put their name. Now, that's their prerogative if they don't want to put their name out there, but we make a policy of what we call the email adicacy.

Craig Hansen 12:02

Right? I want to correct you right there. It was a recommendation. We never made a policy,

Ed Guerrero 12:08

and we send it out and what

Craig Hansen 12:12

we sent it out, but technically, it was never made as a policy. I will have your folder. And I think as we go forward with this membership list. I think that's a discussion for the homeowners. Do we turn this in to a policy? Okay? But at this point it was, it was purely a recommendation, and I will say we had a complaint from one owner. How dare you tell me how to do emails? If you got a problem, you complain to the person that's writing the bad email. So it's a very sensitive subject, but it was only a recommendation, and we hoped people would follow. It'll be up to the next as you guys, do you want to make it a policy, and of course, the board will vote on I just wanted to share it wasn't a policy. I don't regret

Ed Guerrero 13:00

it, but thank you for being honest when I told you to read the bylaws and understand it inside out and ccnr, I read in your face that you were hurt, but I was trying to do you good, that a person in leadership should know all this got no business Trying to be the hit if you don't understand your responsibility, your obligation and also your rights. And you said it this earlier that it changed your mind, and that's why we're having more information now, and that I appreciate when we first met. Okay, I pass out. You asked me for a copy of the by laws, because most of the board members and people don't know we

have dialogs, and you DRock it and you highlight them. And then when we start reading forward, and every time we quote it and say, Oh, we have to call it the law, I ask you guys, did you read the values and your answer? You guys always say, especially, just too much reading, please, yeah.

Joy Wright 14:03

I read it, yeah, all of it, yeah. But

Ed Guerrero 14:05

he told me, and including the, by the way, the contract of the qpm, it's been, I said, read the qpn that you know what to do forward and put us, you know, right direction. And it appears that,

Craig Hansen 14:21

yeah, that was my bad. I commented before I finished, I apologize. I was talking that I did sign CPMs contract, but

Ed Guerrero 14:30

anyway, that's why. So I may sound like an antagonistic person, but I feel it's necessary that we point things out for educational purpose, just as much as you're printing all these papers, you know, when I read it, I will follow it. It makes sense. Anyway, I just want to thank you guys for putting up

Joy Wright 14:54

with me. See you around the neighborhood. Yeah.

Craig Hansen 14:59

Okay. Okay. Do you have any comment?

John Dix 15:04

Just saying, well, there we had a comment here about the road. Let me go back up.

Craig Hansen 15:10

Shelly. Okay, I'm Wesley straw, and I wanted to enter into a chat. HOA road thoughts, helping Corino committee have already considered. I have a friend who was an engineer building inspector code before he retired. He doesn't know Oregon code, obviously, but thinks that the HOA members petition City of Medford to take over there. Would like to be okay. I would like to respond to that,

Craig Hansen 15:46

the roads do not make city requirements. So we have been told over and over by people who passed they will not take over our roads. But your question, what should they do? We, as homeowners pay 800,000 to a million dollars in our community and property tax, and we're getting a street sweeper up camino. And what's the street that goes? Crisscrosses you? Palermo. Palermo and one other street, everything else we have to take care of and when it came to the snowfall, okay? Those were city streets. It was their responsibility. John called says, Craig, did you think about snow? And I'm going, I didn't even think about it. So he says, I have a guy. And it says, Fine, let's get our private streets, which we're required to do so he gets signed up with our the snow removal for the private streets because I assume metric we had, I believe it came from your neck of the woods, complaining that we would take care of the people over by Corino or whatever, and not Take care of the community. Well, it was not intentional. That was medford's responsibility. And the minute it was commented to us, I called you, I

think I called you, I don't remember. I got the mark, and I says, We need to take care of it. They're not doing it. You approve, and the board approved, and John had them do the whole road. One of the thoughts is, and I do have a contact, if I can talk them into it works within the city, within the departments. My thought has always been, but we have been overpowered by other problems, to go back to the city and say, Okay, this is how much we're paying. We're getting three roads cleaned. We need more. And what, what can we have and go after and petition, which I think is what Shelly saying, a group is saying, No, we're paying big bucks as homeowners. City, you need to come and help more. They will not approve our roads. I can tell you that,

Joy Wright 18:09

however, my question is, what if, during the process of improving

Joy Wright 18:20

Corino, it becomes

Joy Wright 18:25

what the city wants

Craig Hansen 18:27

that'll, I think, come out, but it's everything I understand it. The reason is that way, it's really was no way of doing it without taking a ton of land and the cost to the developers.

Joy Wright 18:42

I do remember hearing something about

Joy Wright 18:44

that, but

Paul Faubion 18:46

it has to do with the road with so in order to widen the road, you'd be intruding on private property. So you'd have to have some agreement with that private property or payment for intrusion on private property. It becomes quite, quite

Craig Hansen 19:00

Yeah, and he said there's a lot of stories about what may have happened behind the scenes between people. If I told everybody, you can tell me any story you want until it's in print. I can't use

Ed Guerrero 19:12

it. It's a dead end road. And the city, I used to be a city planner, planning commissioner, they don't want a they even minimize the COVID set, but it's a dead end road. There's no room for the fire department, the school bus to go on the Amica circle to come out. And the city approved that road and said, We will not be responsible because it does not meet the city standards and COVID But of course, the builder ones more lots more money at our expense, and that's why buyers beware. I'm one of them living in that corner. Buyers beware. When you buy it, you have to read the restriction and your limitations. So. So, so, yeah, because maybe we, but the only time the city will come in, Mr. Chairman

Craig Hansen 20:08

Shelley, yeah,

Ed Guerrero 20:14

the only obligation The city has is safety, public safety.

Craig Hansen 20:19

Okay, okay, so we've got 15 more minutes too much chit chat. I'm sorry, when you get a bunch of people around, there's chit chat. We're trying to do our best, all right, and I'm totally open for anybody to run for the board. I would gladly appoint somebody else, and it is a whole lot bigger challenge to deal with communities than what you would realize. And I've said this before. In my business, three strikes, you're no longer a customer. I could get rid of them. I could fire an employee. Unfortunately, now we're talking for 170 people. Is who this board is responsible for, and it is, is very, very difficult, yeah, and we're doing our darn best,

Ed Guerrero 21:09

you know, the dictator, you cannot dictate, yeah.

Craig Hansen 21:13

What was that one there? We also pay city metric street. But why do we also pay City of Medford a street utility fee monthly? It's the HO thing. I can't totally answer, but I'm assuming the fees are I don't we have to ask tomorrow, but I don't remember us sending any

Joy Wright 21:38

owners themselves pay city fees. Yeah, through the utility bills. Yeah, we get

John Dix 21:46

a bill every day for, like, the parks, and you pay for the fire departments, different things, fill

Paul Faubion 21:51

it up.

Craig Hansen 21:52

Yeah. So another big issue everybody's complaining about. I had the conversation last night. That's why I don't live in Medford. You're paying. They decide they could get enough money you make fees. So unfortunately, it's nothing we can control, and it's a problem within the whole City of Medford. Then I think is what you said. Okay, any other questions we missed?

Dave Mathew 22:18

No, I Craig. I just, this is Dave again, yeah, to Shelley's point. You know, there's a fire hydrant at the end of Corino between my house and Eric Pina. And you know, the city maintains that fire Park, that fire hydrant. And I wonder if there's an angle we have on in terms of repairing the street where they currently are not capable of delivering fire service to me and to Eric, which causes a huge liability because of the street, and therefore it's in their best interest to participate or help fund the repair of the street, because their utilities to me, which I'm paying for, and every other of the 109 or 10 homes just paying for they're they're not fulfilling that. That goes with Sorrento then.

Craig Hansen 23:05

So I will, yeah, so I know that we're aware of this. We know that fire department will not let their trucks go forward. The problem is they're going to have to drag, I don't know how many feet from the fire hydrant down near your house they're going to drag all the way up. They know it's a problem that. But the interesting part you brought it up. We talked about it, but I need to mention this to our attorney. Has he added that to one of the pressures that's required, because for everybody to know, we've been talking with gas line utilities, we got problems there. We got to get easements. We're not sure if utilities are going to pay for moving the property to keep them safe. We don't know when we can get them in, because they have big equipment and that can disturb what's already there on the hillside, and then with they become liable, and we're not even sure they can release their liability. So it could come down to where, what we potentially told that they would pay for that may come back on the HOA to move the gas and utilities which we may have to fund, which would be something else that we're going to have to go to recover. So I'm going to remind Chris Hearn about the fire hydrant and the fire departments unable to go up that road, whether he can use that in our future. Thanks, Dave for reminding me that

Ed Guerrero 24:47

Craig, as I mentioned, in our coffee shop get together, there is a public access and utility easement there. The whole row is a public access and utility ism. It. Now, any of the existing utilities want to go underground or a surface or what that will be their obligation, because they already have customers there. Okay? And I don't think you need again to ask the attorney any question in that you keep on piling up questions in the attorney,

Craig Hansen 25:15

I'm just going to add to him about whether he can use the fire service. And it's constant, but Fire Service, the thing we did find out for everybody to realize is PP and I only wants to go across the road, and then they have to dig a massive hole, which will be below, I forget whose house, but it's next to the parking area. And they will run their line and their Dana Henderson and possibly RIA Rhea side thing.

Joy Wright 25:46

Oh, Carrera. Is it

Craig Hansen 25:48

correct? Yeah, my apology. I forgot RIA anyway. Uh, they've already talked to them about giving a utility easement. The problem with the VISTA is they don't core, and they don't want to dig up the street, and the thing on the pavement, the guy basically said, Craig, if we ask for anything more, it's out of my hands, it will go to claims. And he says the potential is, and this is under the table. He said, the potential is, if I turn to claims, they will go to the attorney, and there is a probability that a VISTA say, Fine, and they won't do anything, and they'll just shut the line off, and it's a main line. Yeah, they can do it. It's not profitable. And he says, right now, they're trying to look at it, if they can keep it in house, but with all the threats and liability, it could be forcing the AOA to pay the bill the HOA. Hoa, okay, excuse me, it's

Ed Guerrero 26:48

okay, yeah, unfortunately, it will be the individual owners in that area will have to absorb the price. Now, if it is their prerogative, the utilities, whether they are not, they're going to extend their line, and they will always think of the economics to be cost effective for them and so forth. But I don't see any reason why the SOA has to be involved in there.

Craig Hansen 27:11

Well, because if they go on the road, then we have an easement, and we technically have to give them an approval. The board is going to have release liability. They've got to follow with their engineer to talk to Robin Williams, to see Robin Williams, or Robin warm, to see when there could even be equipment up there, because we can't get fire trucks up there. It is. It really is confusing. And I'm in fear the VISTA guys planning it, they are doing everything they can to cover here in Medford and trying to cover the cost to the homeowners. But he says it's getting close that it could get out of their hands, and then we could pay for everything, and or they may just shut the line off. And I'm not, I don't. I probably shouldn't have said this. He's not threatening. He's just warning us. He says, this is if we're not careful, eventually, this is what might happen to you. And he says, and I can't do anything about it if it does, but this is what I'm trying to get done. This is what I approval, and I hope we can work with it. I think PP and L and Dana didn't make it here. I think we may have to pay for that one. I was told once before they wouldn't pay for it. Which one PP and I, a power company spectrum is willing to work within the utility easement that we already have water and sewer for Dave and Eric are coming from up above and or the old saying, ship runs downhill. Well, the sewer system is going past us. It's not on Carina road. So the utilities at this point appear to be an old Century Link spectrum, gas company and PP. Now, can I answer that question?

Ed Guerrero 29:09

I drive? I mean, I walk up and down currently? Yeah, and you will see all the sign, fire lane, no parking. Fire lines, no parking. Video place, right? And over by Dr Kina, there's a big like parking space, no parking, fire truck parking. So when you're seeing what fire truck, it is really evil?

Craig Hansen 29:29

No, it's because of the ground condition, their fear of the big trucks causing additional damage, maybe about 50 feet away. Yeah, yeah. So safe, that's their concern, and they have to play it safe. But you're correct. They had to put in that fire that was the fire lane so they could turn their truck around. And that's why nobody can park

Ed Guerrero 29:47

it and even understand, oh, no, wait. Oh, they didn't like Sorento and, oh, your place, yeah.

Craig Hansen 29:59

Some. Is clapping Kyle, I like the angle. Is there anything else? Because we are at 755, and I said eight o'clock, and I would like to shut it down promptly at that time. Anybody else have a comment? Okay, so my closing statement is my goal for the rest of this year is to try and put more time in creating a better community, something we're proud of, something that when you drive in, it's not you getting into your nice home, you're getting to community that you proud of being a part of, and how can we generate that? Unfortunately, we're going to have to deal with some problems that were handed us, okay, but we did not create Carina. We did not create the Ag buffer. All right, there are people saying that it's our that we create all these problems. No, we were handed problems, and we are doing our best we can. So that's my goal. Awesome, and I want to thank everybody for attending great turnout, and watch for emails when we have the next meeting, which will be more specific and less general. Goodbye everyone. Good