

BVHOA BOARD MEETING OCTOBER 7, 2025

BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION

CPM Board Room Black Oak Drive

(Comments are in red. The Minutes' original text is in black.

Governing documents, are *in purple italics*, and included only to validate assertions.)

A notice for this meeting *was not published*. CPM resigned on September 30, 2025. This meeting violated ORS 94.644, Declaration 3.11 and Bylaw 2.5

Declaration 3.11. Open Meetings. Subject to the provisions of Section 3.12, all meetings of the Board shall be open to all Members, but a Member other than directors may not participate in any discussion or deliberation unless permission to speak is requested on his or her behalf by a director. In such case, the President may limit the time any Member may speak.

Notwithstanding the above, the President may adjourn any meeting of the Board and reconvene in executive session, excluding Members, to discuss matters of a sensitive nature, such as pending or threatened litigation, personnel matters, etc.

Bylaw 2.5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally or by mail, to each Member, as the case may be, not less than 10 nor more than 50 days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

In the case of a special meeting or when otherwise required by statute or these Bylaws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

ORS 94.644(6) In a planned community where the majority of the lots are the principal residences of the occupants, for meetings of the board other than emergency meetings, notice of meetings must include the information required under subsection (4)(c) of this section and must be:

(a) Posted at a place or places on the property at least three days prior to the meeting; or

(b) Provided by a method otherwise reasonably calculated to inform lot owners of the meetings, including by electronic communication under ORS 94.652.

At 6:00 pm Craig Hansen motioned to open board Meeting along with a quorum. Board members Paul Baker, Joy Wright & Judy Henderson present & committee chairpersons David Swearingen and Dana Henderson attend. 2nd and unanimously approved. There was no Zoom available because of transition from CPM to AMS property management.

This was *not* an “Open Meeting”.

- 1) Summary of details for the last meeting has been posted on CPM portal.

Motions & Decisions

- 2) We discussed making Transcript for Board Meetings available by request. Joy motioned, Judy 2nd and unanimously approved. **No transcript was published.**

- 3) Volunteers to run for election as board member discussed. Dana & Judy are arranging a meet & greet for homeowners at their home to encourage involvement.

Is this a private meeting for selected HOA members only? **Why is this kind of thing allowed?**

- 4) Motion made to change board member term of service to a calendar year. Joy 2nd, and unanimously approved board position ends on December 31st for the length of board member's term. **I cannot believe this! It is grossly illegitimate!**

This is not lawful. The specific Bylaw that applies to Board members terms is the "**Second Amendment to the Bylaws of the Bella Vista Homeowner's Association**" dated 3/5/2024. This amendment to the Bylaw can itself only be amended according to Bylaw 6.6, shown here:

Bylaw 6.6. Amendment.

.....
(b) *By Members Generally. Except as provided above, these Bylaws may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing 51% of each class of Members.*

(c) *Validity and Effective Date of Amendments. Amendments to these Bylaws shall become effective upon recordation in the Office Of the County Clerk unless a later effective date is specified therein. Any procedural challenge to an amendment must be made within six months of its recordation or such amendment shall be presumed to have been validly*

- 5) Budget meeting scheduled for 11/11/2025, 1:30pm at Judy & Dana's home.

Notice of this meeting has not been published according to Bylaw 2.5. ANother secret meeting that is in violation of the Declaration's 3.11 "Open Meetings" clause.

- 6) Reserve Study discussed. Not mandatory by Oregon Statue. Board can determine use of money as long as they can justify it.

Discussed when, where and by whom? "Not mandatory"? This is NOT true. What "Oregon Statue"(sic!) is this? ORS 94.595 mandates a reserve study. BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION first reserve study was published in 2015, none of the reserve studies since then have conformed to statute 94.595. At least \$9717 has been spent on worthless reserve studies since 2015. And the bogus results from all of these useless Reserve STudies have been used to justify increases to the monthly dues. How can a meaningful budget be created without a reserve study?

ORS 94.595(3)(a) The board of directors of the association shall annually determine the reserve account requirements by conducting a reserve study or reviewing and updating an existing study using the following information:

- (A) *The starting balance of the reserve account for the current fiscal year;*
(B) *The estimated remaining useful life of each item for which reserves are or will be established, as of the date of the study or review;*
(C) *The estimated cost of maintenance and repair and replacement at the end of the useful life of each item for which reserves are or will be established;*
(D) *The rate of inflation during the current fiscal year; and*
(E) *Returns on any invested reserves or investments.*
(b) *Subject to subsection (8) of this section, **after review of the reserve study or reserve study update, the board of directors may, without any action by owners:***

(A) Adjust the amount of payments as indicated by the study or update; and
(B) Provide for other reserve items that the board of directors, in its discretion, may deem appropriate.

c) **The reserve study shall:**

(A) Identify all items for which reserves are or will be established;
(B) Include the estimated remaining useful life of each item, as of the date of the reserve study; and
(C) Include for each item, as applicable, an estimated cost of maintenance and repair and replacement at the end of the item's useful life.

- 7) Carino mediation is now set for December 2.
- 8) General ACC discussion. **About what?**
- 9) Landscaping discussed signage placement at waterfall.
- 10) Craig is following up on getting insurance quotes for 2026.
- 11) No treasurers report for September. **Why not?**

Motion to adjourn general meeting and go to executive session unanimously approved.

Executive Session discussed 2 past due accounts.

Adjourned Executive Session reopened General Session.

- 1) Motion made to send 2 past due accounts to collection, July 2nd & unanimously approved.
- 2) Craig will contact attorney Jack Davis to start filing process.

Motion to adjourn unanimously approved. **Everything is** "unanimously approved" !

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CRAIG HANSEN

The BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION ("BVHHOA") has lost all semblance of legality because its illegitimate Board has broken so many of the rules in the Oregon Statutes and in BVHHOA's Declaration and Bylaws.

This illegal meeting's minutes were created by Craig Hansen on 11/6/25, one month after the meeting. (See 10-7-25 Metadata.jpg). Our useless secretary (Joy Wright) has never produced a decent set of minutes, and all the Board meetings were nothing more than a clown show of Craig Hansen's endless monologues of untruths.

And look! Susan K. Camarda-West from AMS Management who was employed to cut off my microphone at the 11/4/25 meeting, is a member of the Community Association Institute's Legislative Action Committee that creates new laws to oppress the ignorant rank-and-file Oregon HOA members. This woke Karen now manages BVHHOA!

I now live in a neighborhood full of commies boldly coming out of their closets as the US slides into a society full of assassinations, street violence, and the loss of law and order.

"I can't prove you are a Communist. But when I see a bird that quacks like a duck, walks like a duck, has feathers and webbed feet and associates with ducks—I'm certainly going to assume that he is a duck."
Emil Mazey, secretary-treasurer of UAW, 1946.

At the same time, the CAI with its legions of woke Karens (like AMS) are doing their part by taking control of the USA one HOA at a time, willingly helped by all of your neighborhood Marxists who keep insisting "We're Homeowners Like You".

The USA won't last to its 250th anniversary of the Declaration of Independence on July 4, 2026. I hope I'm wrong.