

# Board meeting

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## SUMMARY KEYWORDS

fire season, private lots, landscape design, landscape committee, landscape costs, power tools, architectural control, homeowners association, mediation process, legal fees, insurance coverage, property liability, road repair, community newsletter, no trespassing signs

## SPEAKERS

Dana Henderson , Speaker 2, Craig Hansen, Morgan Butler, Speaker 3, Speaker 1, Judy Henderson, Joy Wright, Paul Baker, David Swearingen

Craig Hansen

The first 15 minutes of the board meeting were not recorded as I forgot to start the program. I presented the Treasures Report as Mark Wilson had to miss our meeting. I added the report to meeting summary manually.

**Dana Henderson** 00:00

Anybody that needs access to that pond for cleanup or for services will have access to it. Just want to make you aware that this is we're coming into fire season, and so if there are empty lots out there in which the weeds haven't been controlled yet, by the end of May, the fire department and the City of Medford like to see those cut down.

**Craig Hansen** 00:24

So, and you're talking about their private lots. Any private

**Dana Henderson** 00:27

well, we got about 1010, 12 private lots and and for that matter, any lots along the Ag buffer in which weeds are getting too high, that's also a fire hazard for the homeowner as well. So it would be wise to do that probably by the end of May, because they're going to start restricting using power tools after a certain day. I don't know if it's like July 1, but I think that they will not allow you to use power tools for cutting wheat, and it's awfully hard to pull an acre of wheat by hand, so I want to do that ahead of time. Are

**Craig Hansen** 01:05

you going to have John send out a notice to the empty lot? I

**Dana Henderson** 01:12

think that that's going to be a tangent with a friendly newsletter. And I think that'll come up a little bit.

**Craig Hansen** 01:17

Okay, yeah, okay. There was

**Dana Henderson** 01:22

also a landscape design for the waterfall, because the waterfall was costing about \$1,000 a month to operate at its antique stage, and probably another 30 to \$50,000 to improve and make it worthy of its operation. And so the choice was to maybe look into the cost of doing a landscape to fill in. And so a landscape design was submitted about six to eight months ago with the concept that at some future date, when funds are available and the community decides to do something a little bit more than just look at Rock, we would have an opportunity to review a landscape plan. So that's that's in, in in the works. It's been submitted two other things, the landscape committee would love to have any other volunteers, anybody that would like to be on the committee to help us, because we're looking for new ideas. We're looking for goals. We're looking for things to improve the community with regard to the landscape, and also to, again, reduce costs. As you can see from our finance, 4100 and some odd dollars a month goes out to the landscaping costs. So if we can find ways to save some of that money, or at least get more value out of it. I'd love to have people contact me if they have suggestions or want to participate.

**Craig Hansen** 02:49

I'd like to input there at a great time. It's kind of fun to sit around meet the people. I didn't need to donate, but that was my problem, not yours, so it was, it was a great get together. Yeah, it worked hard. Got a few scratches from blackberries. Yeah,

**Joy Wright** 03:09

I was gonna say, I see BlackBerry scrapes,

**Craig Hansen** 03:13

but no, it was, that's

**Dana Henderson** 03:16

basically the song for the landscape committee. That's but we're a positive force out there, and I'd like to see other people help if they want to. Okay.

**Craig Hansen** 03:25

Excellent, excellent. Before I go on to David guys, got to remind me to start my record. I forgot to start recording the transcript, and it just dawned on me when the screen went dead, I thought, Oh, I hope it didn't shut off. Turned it on at all I had, well, it was already, I just had push,

**Craig Hansen** 03:50

yeah, okay, all right. Oh, dear. So anybody that it zoom the transcripts, going to be shy a little bit. I'll with my notes. I'll try and fill in a quick, quick briefing. Okay, so thank you, Dana and David ACC now, I know you've got some things, but I want to address the part that we need to do, motion to accept the three more members to your committee. We already did it via email, but we need to make it official. Great, so I make a motion that Tim Rossiter, Brian Winkler and Mason Hansen be added to the ACC committee. Okay, good, all in favor, aye,

**Joy Wright** 04:59

okay,

**Craig Hansen 05:01**

okay, thank you. Paul, so technically, they were approved. This is for the minutes to make it official. Okay, now the floor is yours. David,

**David Swearingen 05:15**

well, thank you. I'll give you a few updates here that the ACC is working on we just approved 3617 camina drive. They're doing a huge remodel in their backyard, and doing beautiful, going to be a beautiful job, and that was approved by the ACC. Also some of you that may have noticed the entrance to the development, 3605 cavina drive, the one that was up for sale for so long, has sold. The new family in there are very happy to be there and have already had part of their new landscaping in front approved, and they've started on it. So yeah, some of the big concrete blocks that were there and so forth have already been removed, and they're forging ahead with a with a nice plan. So also, the new home that's under construction on East La Strada is nearing completion, and then they will begin their landscaping. So those are, those are three nice projects that are going on in the development, also a couple of things that the ACC is trying to do when, when an ACC was finally established and and qpm turned things over to CPM. Qpm gave to CPM documents that were close to 8000 and count that had been accumulated over the many years of the development. So in going through those, not only CPM trying to make intelligent decisions based on what they got, the ACC also is struggling with trying to update forms and get data available, guidelines and so forth, to the ACC, excuse me, to the homeowners association, so the homeowners themselves, so that they, as homeowners, know what they can and can't do according to the the guidelines and the ccnrs. Progress is slowly being made on that. One of the problems is trying to transition from the programs we were given to new programs that can be changed and altered and corrected and and then displayed on our portals. So we're we're busy and engaged in that there are going to be two new documents that should be on the portal very soon that CPM was able to put together for us, and one of them is called the Bella Vista, homeowners association, architectural control committee guidelines, a condensed version and noting it's just got some nice little references. It will soon be on the portal that every homeowner can download with it. And there's some nice little guides there on what people can and can't do, or what is expected of them. One of the newest changes to the guidelines is, and has been voted on by the board, is to not only for new construction coming in, we have, like, eight more lots, eight or 11 more lots that can be built on, give or take, 10, yeah, something like that. And so it has been voted on that not only lap siding, like most of them have, but also stucco is going to be available to new applicants for the last remaining homes. There are some stucco homes in the development, and I know the board has voted to go ahead and allow and the ACC has agreed to to allow stucco, so that'll be one of the changes that's on the condensed guidelines. Stock

**Craig Hansen 09:34**

for a second, yes, probably would be best just to make that motion right now, because it's been discussed behind the scenes, but we have to get it in the minutes. Okay? So following that discussion, I make a motion that stucco be added to the guidelines, guidelines for new exterior finish, new homes or finish, yeah, yeah. Exterior finish, I second that you have a second All in favor, okay, and i Thanks, Paul. Okay, so good. Sorry, sorry to interrupt, but it seemed the right time. Oh, no, no,

**David Swearingen 10:15**

perfect, perfect, because I have a copy here to leave with Dawn, and she can make that little correction on this document, it helped put it together. The next one that CPM is working on is the Bella Vista

homeowners association, general community policy, guidelines, procedures and fine schedule. I might mention that these are all documents that were already in the system and over the last 12 years or so have been changed and updated. And it's it's an opportunity that the ccnrs allow the board to do to update guidelines as they become necessary. So these are all documents that were passed on to us from the prior Association presidency, and so we're just, you know, going over them, revising them to fit current needs and demands, and getting, you know, the endorsement from the board, and then these things are going into print. So this one is the procedures and fine schedules or irregularities that are noted, generally speaking, if an irregularity is noted, somebody isn't taking care of their yard or the house desperately needs paint or something like that, then a notice is generally sent to the homeowner, and they're given a period of time to respond if by some chance they choose not to respond or not to bring the situation up to the standard of the HOA, which protects all of our assets. You know, then there's a fine schedule that can be attached to that. And that document also should be on our portal access here very shortly, I have that was the two that CPM was working on to get us going, and had a couple of corrections to that. So we'll pass that off today, and I would imagine real soon, that'll be available on everybody's portal, those those two, those two guidelines, we're also the ACC is also trying, well, yeah, I just mentioned that we're trying to get all the documents updated for The portal. The ACC is also working on getting we've talked, we've met since we were officially told we could meet, that you had a meeting of right? We had a meeting. Poll,

**Craig Hansen** 12:50

yes. Sunday. Uh huh, the whole committee. Uh

**David Swearingen** 12:53

huh at the whole committee, excellent. And one of the things we worked on was we wanted to put together a new homeowner packet, a welcome packet. And the reason we're doing that is because there's a lot of homes being sold. It seems like there's always rotation. I know the house next to me has sold three different times. Wow, and and so sometimes with new people just coming in, they haven't had a chance to get familiar with the guidelines they they don't really how many people actually read the ccnrs when they're giving them when they buy a house? Blah, blah, blah. So we're going to be working on a welcome to the neighborhood packet that we can have in the portal, as well as have delivered and or given to new people as they move in, so that they can have kind of a condensed version of the standards of our community. And one of the big ones that we note is just a simple one like like parking. I know most of us enjoy the ability to drive into the neighborhood and have the streets free. Some of the roads aren't as wide as we would love to have had them, and so the ccnrs addressed it. The guidelines address it that residents of the home need to park either in the garage or their driveway. Street parking is for guests, short term guests only, and that kind of is the kind of thing that new people moving in are familiar with. So that'll be kind of in the guidelines welcome packet, reminding us some of these, these general things that are in our CC and ours. Another one is trash collection, placement of trash cans behind bins and so forth. Just some general, you know, maintenance things that the ACC addresses in an effort to fulfill the ccnrs and the guidelines to keep us all living in an environment that we signed up to live in. And so that's that's kind of what we're doing. We also on a regular basis as an ACC, we get together as a board, and we drive around through the neighborhood, and we note different things that need to be addressed, and we then put those in an email form and send them to CPM. And CPM has a wonderful format of letting the homeowner know of their particular issue, and that's something we do also on a regular basis, in an effort to to to keep the standards of the HOA that we all signed up for.

**Craig Hansen 15:55**

Interrupting Morgan, I see up there, we're doing our best, but this is all information that we need to share with the homeowners, so we are conscious of time. So

**David Swearingen 16:08**

I won't say anything more. That's just some stuff we're working on. Grateful for the added help on the ACC and thank you for the time.

**Craig Hansen 16:18**

So I do have a couple points, and you guys may also we've told we've talked with Robin Warren about the ground. He basically didn't put a stamp of approval, but the ground is probably dry enough that the power line being replaced is probably okay, as long as they away from the direct slide, of which Dana and Judy have, I think, already signed the easement with the power company, and we have been in contact with Avista. It's now gone up to legal so the local guy can't handle it. They still have not responded back to me. That'll be another whole new issue. But with that in mind, it probably would be a good time to have you guys contact RIA to go ahead and go up there and finish whatever they needed access from Karina, because we did stall her because of the slide. So

**David Swearingen 17:30**

even though the the road is still caved, excuse me, is still caved away. You think she can go up there and have equipment and excavators and stuff well,

**Craig Hansen 17:39**

and that's what I guess would be very interesting. If they're putting big equipment, then that might be a different issue. But if they're just accessing the bottom part of the property, it

**David Swearingen 17:50**

would have been a big truck and trader and an excavator and some dirt removal and maybe a dump truck to put dirt in, and that kind of thing. Could you

**Craig Hansen 17:59**

possibly have her give us just an outline of what they're going to do from the bottom from her contractor, okay? Then I can share that with Robin, okay? Or somebody can share with Robin. I will make a note and make sure that we're okay, because PP and L is going to be drilling underground, but it is a bigger piece of equipment, so they they may be able to get started. I may be a little quick,

18:26

good question. Yes,

**Joy Wright 18:30**

it seemed when I was going up the hill today, as I was glancing over at the rock slide, that it had slid more last night with the torrential rain. Does anybody know if that's correct?

**Joy Wright 18:45**

I haven't seen it. I Okay. I I easily

**Joy Wright 18:49**

could have been wrong, because it was very wet, and so

**Judy Henderson 18:53**

it just looked you're looking at it from down below, up. Yes, we'll do that on our way home. Okay, thank

**Craig Hansen 19:01**

you because we got a quarter in, actually almost 30 minutes.

**Joy Wright 19:05**

Yeah, it was David, I guess I slept right through it. It's like, what

**Craig Hansen 19:17**

if you see something? Just let us know, then we probably want to contact Robin at this point. The other thing that I would pose to the ACC and I think I made mention of this somewhere, but of these vacant lots, to me, that's they're detracting when they're just not only growing up with grass, from a fire's perspective, they're detracting. My thought is, should we, could we send out a letter and ask for intent of the owners? What are they going to do with the properties? And I would propose that we can center some basic landscape. I'm not saying spend 10s of 1000s of dollars, but besides keeping that grass down, you know, should, could there be some just water resistant type plants on there that wouldn't take a lot of upkeep, that would kind of improve that

**Joy Wright 20:21**

California poppies

**Craig Hansen 20:24**

or something? But anyway, that would be two questions that I would pose your committee

**David Swearingen 20:32**

to look at. Well, we've actually addressed two of those already. Okay, that went out with the with the run we did just the other day that has come to CPM. That was the paperwork was submitted on Sunday via email, so John maybe hasn't seen it yet. And so there were two two lots on that one that we noted were desperately in need of weed control and and some cleanup. So if you would like us to address all of them. We can do that.

**Craig Hansen 21:01**

And I was thinking a long term, you drive through the community, boy, this is nice house, or that's an ugly lie. That's, that's, it's just a thought. And if it were, I mean, the one piece of property that's all dug out, you know, I'm thinking just something very basic that it's, doesn't, look so messy. It should. Could

**David Swearingen 21:25**

we ask our landscape expert if he has any input on something like that, what might work? Or is there any?

**Dana Henderson 21:34**

I think you're opening a can of worms. Just my personal opinion. I think that to leave it natural and safe. Fire Safe is probably your best bet, because if you start putting landscaping in, then people have to take care of it. Some of the owners don't live in the area, then you have to add water and maintenance,

and I think you can end up creating a bigger problem then. And then you gotta prove, well, I like this landscape, but I don't like that, and I'm not sure it would be really a welcome part. I think just maintaining and keeping the fire safe, I'd love to see the poison oak removed on every piece of property, because it's getting into the park now and if kids are down there using it. In fact, I was told by a one of the volunteers just the other day that they were out there with their kids playing at it, and they ended up

**Craig Hansen 22:25**

at one of Mason's friends.

**Dana Henderson 22:28**

So I think that we've got to limit how much control the homeowners association has over empty lots.

**David Swearingen 22:35**

It's a city ordinance, you know, to keep the weeds down for fire safety. And I kind of agree with Dana, that sounds like a logical approach.

**Craig Hansen 22:50**

Put that out to you guys. It was not by any means to demand on me and that that's but it's something, yeah, but I think it also would be behooved to know? What are the long term intentions to that piece of property? You know what? What are they doing

**Morgan Butler 23:08**

to the declaration you can hold an empty lot in perpetuity, as if you were a property speculator. There's no compulsion that it has to be developed. Amendment One to the declaration to see that. Okay,

**Craig Hansen 23:25**

thank you. Thank you, Morgan. But so maybe nobody else cares. I'd just be curious, you know, because there are some lots, obviously they've been empty a long time. Are they even attempting their I signal for sales science, but maybe nobody else is important. It was just a question that I had, so I'll let you guys think that one through. Okay, so is there anything else question for David?

**Paul Baker 23:59**

No, hey, it's Paul Baker, online, yes, Paul, it's something for ACC. I really appreciate all the work you guys are doing to put up, you know, a welcome to the neighborhood in a condensed timeline. I would only ask that hopefully these new documents are searchable PDF, because all the documents online are not searchable. And anytime they're like copies of copies of copies, and anytime you try to go read or find something in there, you can't just do the old search the document or Control F and find keywords in it, and then you end up having to read the you know how to save document for the color of the things you know. So I presume these cadets guideline is kind of hot topic, and will hopefully alleviate some of the issues. that the ACC is seeing within the neighborhood. But hopefully the new documents are searchable, unlike the documents that are currently on there, and then once we get new ones on there, hopefully we can clean up and get rid of the old documents on the portal. We're not having, you know, conflicting, conflicting things on there. But sounds like some great things that the ACC community is doing to help make, you know, things more accessible for the homeowners. There was one thing my wife and I just kind of noted it's hard to find the stuff, and when you find it, it's not really user friendly, but sounds like you guys are just want some things to correct those.



**David Swearingen 25:38**

What one of the issues that is in the portal, because I check under, under the ACC section, is there's a statement there that the ACC is working on updating the documents. So there is certainly access to the ccnrs, because that's quite a job updating those but, but as far as what the ACC deals with, some of these guidelines, right? We are trying to get that little line out of there that it's being worked on and get some documents available on the website for for homeowners so that that is, that is an effort of ours to condense these things. Paul and

**Craig Hansen 26:26**

I can speak to the search profile. Paul, yes, the problem with scanning PDFs multiple times. They won't search but Don's used to working kind of with both, but they're moving all the way over to Word docs. It's easier for them to edit, but when the time comes, if you don't have it, you'll send them to me, and I can turn them into searchable PDFs. And my thought is, depending on what the homeowners want, we could actually have both files up there, the searchable PDF and or Word doc. And if you're familiar with the Word doc, it has a search feature as well, but I know that they're they're working on cleaning all that.

**Paul Baker 27:14**

Yeah, that'd be great, just from a user standpoint. As a homeowner, I was trying to search some stuff on, you know, pools and fences and insane color, and you can't search anything. You have to read the entire documents to find those few, you know, those few key phrases, yeah, which then it becomes cumbersome to read the entire documents and find the one little thing you need. So that'll help the homeowners, for sure. Cool. Thank you. Okay.

**Morgan Butler 27:44**

Microphone is working really great. Well done.

**Craig Hansen 27:47**

Paul, News. I think or call it. but anyway. I'm turning the floor over. to Judy.

**Judy Henderson 28:15**

joy and. I are. going to work together. on doing it Joyce.

**Judy Henderson 28:18**

some personal issues, so we help me all, yeah, um, one of the things is we need someone who can help us with a format to get it set up. I don't neither of us are computers that computer literate. So if somebody can volunteer to help us do that, that would be appreciated what we'd like to do. And I also talked to Dana Henderson, my husband, who has put out a newsletter for his business for 20 years. So he's used to doing that, and hopefully will be willing to help us get that together. He smiled, we'd like to publish once a month, and hopefully one will go out this week, and what the purpose of is to let the community know what's going on on an ongoing basis. We'd like to do it after we have, if we have a monthly meeting, so that there's a lot of people that are not going to go to the portal and read all the stuff that's going on. So, if the committee members, which they're presenting their information. At the board meeting, we can consolidate that and put that into a newsletter so that they will have a general reference and. we thought maybe we could do it in headings like ACC Corino committee, etc, and then people can look at whatever they're interested in. If they're not interested in this, they can maybe look



at what the landscaping committee. But we thought we could do it as a friendly letter to people. And I don't know if that's what the you would like to see, but the minutes don't tell you, and nobody's going to go and read everything else. Yeah, so this is kind of that little summation, overview

**Joy Wright** 30:27

and overview of what's

**Judy Henderson** 30:29

going on. It'll be good. Yeah, excellent. And some of the things that we would also like to do is have feedback from the community and have them contact us of what they would like to see going on in the community. And you know, just some things that to throw out is sign at the park. We used to have a part a sign at the park that said, Private Park, Bella Vista, homeowners only, so that we don't have a lot of other people coming and walking their dogs. It's not a park for that outside of our own people. Um, we talked about putting some benches picnic tables around in the park so it's a little more user friendly. If you're down there with your kids, you have no place to sit. No placed after to sit and have a little snack with them. That wouldn't cost very much. Costco has the benches, I think what do they want 70 Something like that, near the trex ones that require no maintenance, and a few of those around that, again, that's something that would be in the news. What do people think landscaping the waterfall? That's the other thing. How many people really feel that that's something they'd like to see it would cost between five and \$7,000 to landscape the waterfall. And I know there's concern with the budget because of Corino, but that doesn't mean we have to stop living and so those are the kind of things we'd like to put in the newsletter. And I'm willing to put my email down as being a contact person. If anyone has any ideas or comments about what is going on your BV might be the, yeah, okay, yeah, good, good, yeah, that email. So that's kind of what our thought was for putting out something on on a week, a monthly basis.

**David Swearingen** 32:43

You're, you're on the ACC committee. So as far as our little portion is concerned, right? Feel free to reach out for when you need information from us. Oh, yeah, we can put our heads together and give you some information.

**Judy Henderson** 32:59

Letter would go to the board for approval, because we don't want to put anything in there that could jeopardize anything legal, and so make sure that we keep and you know, just even letting them know that we've three houses have sold in the past six or seven weeks, right? So information, yes, like that. Welcome

**Joy Wright** 33:22

to our new name. Welcome.

**Judy Henderson** 33:25

Welcome to the new neighbors and even putting maybe some fun photographs. Dana has a picture when the waterfall was running, of the kids used to put soap suds, and of when the whole street you couldn't drive. His car was buried. The whole street was covered with soap suds. sucks, or maybe someone has a really pretty landscape that they've done just in something to make it more community oriented. Lovely. So that's kind of the ideas of what that very

**Joy Wright** 34:01

nice would be. And from

**Craig Hansen** 34:03

my perspective, I love it, I think we all. wanted to try and create the positive.

**Judy Henderson** 35:36

can I bring up one other thing? Yes, and what about a no trespassing sign at the waterfall? There have been times when people have driven in, and kids are out there climbing on the rocks and putting up even, even once it's landscaped, if we landscape it, people are not always smart, so putting up maybe no trespassing sign, something that's there but is attractive as well. That's just something,

**Craig Hansen** 36:08

well, I can say that that was something Joy was working on last year. But,

**Joy Wright** 36:13

and Ed was going to take care. Take care of his time, remember that. Yeah,

**Craig Hansen** 36:17

so we just need somebody to grab on to it say, Okay, I'll go out and I'll look up science, I find, Joe's sign will make him for us, for 500 bucks and installed for 1000, whatever. Yeah,

**Judy Henderson** 36:29

we need you know. sometimes. Oh, it's

**Joy Wright** 36:32

not really just. signs. No, I

**Craig Hansen** 36:38

thought you were used to my

**Judy Henderson** 36:45

attractive signs. I mean, I don't know that we have to get anything custom made. You can. We can just go with Amazon.

**David Swearingen** 36:51

Oh, it said, move on.

**Craig Hansen** 36:55

So no, we need, we just, we need somebody to head up, finding them and then just presenting.

**Judy Henderson** 37:01

I don't, I don't mind, you know, okay, I don't mind doing

**Speaker 1** 37:08

it. This is Shelly. Can I have a comment really quick about these no dress dressing signs, just sure, wondering if that's something that the whole community actually does want, because the

**Morgan Butler** 37:22

I

**Speaker 1** 37:22

don't really think there's much legal actually backing or protection for the HOA to put these signs up. And it kind of is that the message that we'd like to send to neighbors and families and friends that are visiting the community. So I don't know, I'm not so sold that that would be all that helpful or preventative. So what's the goal of having

**Craig Hansen** 37:49

those signs? Well, I think that would be originally everybody that talked about it, it was to protect the homeowners association. And whether you live on the corner of Carren or Camino or anywhere, it's the association something happens that they'll go after. So I'm guessing that would be a call to our insurance company and say, Is this something that is protect us? Is this something that we should be doing? And if he says, Craig, don't worry about it. That's one thing. He said,

**Speaker 1** 38:26

well, and there are other messages that you could choose to consider right, like maybe just private property residents and guests only, or community property use, respectfully, like there are less alienating versions to be a little like OCD here that could be still more neighborly to consider. Whereas, I don't think the, like, like you're saying, like, maybe consider checking with a lawyer because I'm doubtful that those signs actually protect the HOA at all. but I could be wrong. So

**Craig Hansen** 38:55

would you send your ideas to well, do we don't have your name email posted yet? No, it's

**Judy Henderson** 39:06

my email. Is Judy, lower case. I B, V, H, O, a@gmail.com,

**Speaker 1** 39:18

yeah, I don't look for the newsletter too. I don't need to take up any more time about

**Judy Henderson** 39:21

No, so that's fine. That's a good thought. Good

**Joy Wright** 39:26

comment. Really good. Thanks, Shelley, and

**Craig Hansen** 39:30

that way you get down to your list. And again, I'll give the insurance company. I could ask Chris, but I avoid asking Chris any more questions. Maybe just

**Judy Henderson** 39:38

a sign saying no climbing on rocks,

**Joy Wright** 39:42

right? So depending upon liability, liability? Yeah, does it actually help or protect

**Speaker 2** 39:49

good that's settled? Okay, okay,

**Joy Wright** 39:54

Mr. COVID. Okay,

**Craig Hansen** 39:56

so Corino, at the moment, is going to be short, except in Executive Session, I do have things to discuss, but to share with the homeowners. Mediation. ion will be delayed until sometime in August. There are now five attorneys involved, and I'll explain that in excessive session. And no we are not paying for all five, we are paying for our one Chris Hertz. But we. do. our insurance company is providing another attorney at their charge, okay, but the meeting down the road will be announced, but they've got to get all these people together, along with the mediator, which is out of Portland. So a lot of people to get organized. And I'll go into detail how we're going to have to get organized, because this we have to be a part. I'll explain that executive session. I also want to let everybody know that at the moment, no legal fees have come out of reserve. At the moment, everything's in operating but the thing we have to be thinking about is, because of that, our operating budget is way over. We've got to cover those expenses somehow. So there are three ways of doing it. We either change our budget, which then allows for a much larger monthly legal and as a side note, the goal will be to recover our legal expenses. Alright? This isn't like building a, you know, a playhouse, or something that we're that we own, we're going to pay for forever, right? So we hope to recover those fees, but we have to pay for them now, so we either adjust our budget now to a higher amount per month that keeps it in operating, as long as we can keep our operating funds high enough to cover those fees. The second way is to take a loan from the reserve. Originally, I thought, Well, why can't we treat this as road repair? It can't be retreated treated that way. So, if we need funds, we'll have to borrow it from the reserve. And then I think there's a time limit. We have to have it paid back within a year. And then the third way would be, we assess people now, to cover costs now, to each homeowner, and then we worry about it down the road. So there are three ways. I'll give you documentation in the executive meeting. So I've made out guidelines as the pros and cons. We don't have to decide today, but tomorrow's recommendation is to adjust your budget. Okay? That way we're not assessing and we're not borrowing, use that. It's all back compliance. Okay? So that's the other thing I want to share with the homeowners. Okay, yes, so that's exactly where we're at now. We're to open forum again, I'm because we got an executive meeting. My plan is to try and keep each participant to five minutes. So Morgan, I'm gonna start with you, because you reminded me,

**Morgan Butler** 43:51

okay, can everybody hear me? Yes.

**Morgan Butler** 43:53

Now 2:11pm,

**Craig Hansen** 43:57

how long do I get? Alright? Five minutes, assuming we have enough people,

**Morgan Butler** 44:03

starting now in fiscal year of 2024 this board failed to annually adopt an annual budget that failed to annually determine a reserve study. It failed to distribute the annual budget to the owners. It failed to annually determine a reserve budget. It failed to call the annual membership meeting at the correct time. It failed to annually review the insurance coverage of the association. It failed to prepare an annual financial statement according to the origin statutory requirements, and it failed to establish rules for inspection according to bylaws 6.4 Moreover, this board has violated the Second Amendment to the bylaws of the association that was passed in March the S, the tower remarks, the fifth and 2024. As a result of which two board members are now not quite lawful to put it as nicely as possible. You cannot extend. cannot avoid an election, you cannot avoid. an annual meeting, and you cannot subsequently exchange Terms of Service. It's no more than a senator with three years to go wanting to exchange it to another senator with six years to go. It's illegal, and besides any and under the standard rule of law in our society, any violation, you cannot benefit from committing a violation, it's like cheating. So right now, from a legal point of view, this board has only got two legitimate members joy, right with three years term of which one year has expired, and Mark Wilson, who had two years, I believe, I'm not sure that dollar might have had two years as well. But right now, we don't, you don't have a legal forum. Okay? Now I don't know what you're going to do about this, but I will say this, when Chris Rayburn says that to repair Karina lay is going to cost between three and 4 million or rather, okay, let's be optimistic, two and \$3 million it's very disturbing to hear that, because that's about 20,000 to \$30,000 heaped on the financial commitment, financial obligations of each homeowner. It has only taken this month, 12 months ago, the declarant left behind a working buttress on what 7072 and 73 somebody decided that that buttress is essential for maintaining the lateral support of COVID Lane. Someone decided to remove that buttress and remove all the support at the green lane, and then on the assumption that I'm going to start building but then as winter approached, they did not take steps to protect the disturbed soil on lots 7072 and 73 hence the collapse About and also including in these lots the public utility easement above them. Recent drilling on that public utility easement showed that the soil was unsuitable there, but we've known that ever since AEG did a geological survey in 2012 I think, and then again, in 2017 now all these problems are avoidable if they would only follow the rules, follow the rule of law and read the instruction manual. But it's noise, blaming anybody, the only people who are responsible for the failure of COVID lane on the board the architectural control committee who authorized the removal of the declarants buttress and the COVID committee who ignored warnings that Camino that lot 7072 and 73 require protection, not only by city codes, but just by common sense. Okay, that's my time up. I'm finished. Okay,

**Craig Hansen 48:36**

so Morgan, I'm gonna try and answer most of that, and then hopefully you guys will fill me in. Sorry, I don't need your answer. Well, I'm gonna get Morgan. You can hear my answer. You asked the question.

**Morgan Butler 48:49**

I don't reason with unreasonable people. Okay,

**Craig Hansen 48:52**

then for everybody else that's on the Zoom, I'm going to answer you, not Morgan, first off, I said, before we took over, there was no HOA. We had been building this. We had no idea. So there were a lot of things that were failed, perfectly

**Morgan Butler 49:14**

good, a them. It is a perfectly good

**Craig Hansen 49:15**

HOA Morgan, Morgan, I didn't interrupt you for the five minutes, and I apologize for times past where I did. So please let me finish. So there was no HOA. It was a declar telling QP what to do using HOA dues, the board homeowners had no input. All the stuff with Corino happened before our new HOA and yes, as we're moving along. There's lots of things for learning, but the term I used earlier is we are building the process for an HOA, and that's what we're doing. And looking back and many of your comments, Morgan, they were things that we failed. But I don't like the word failure. We didn't know we were doing our best, and we are gradually pulling us together. And I will say that I want to thank the board and the committees for all their effort, because the rest of the community did not raise their hands. You guys did everything else was just armchair quarterbacks, but you guys are attempting to build the HOA so it succeeds, getting back to the board members, everything we did was legal within and I've given everybody copies. Had we not done what we did by reappointing people right now, we would be open for receivership and receivership for size of the Association This is is the courts hiring a attorney, I'm assuming, or somebody, and the costs that I read were estimated to be a 50 to \$100,000 and that doesn't stop one payment that the HOA set. Doesn't release you from liabilities or any contracts. It hired somebody else to replace us, but we're paying one person, 50 \$200,000 and you're right back to what the debt clear was, you have no input. So it was extremely critical that we do what we did, and it was in the bylaws we can appoint missing people, which was a resignation of Doug dollar for personal reasons,

**Judy Henderson 51:40**

Ed was his term. Was he timed out. He timed out well

**Craig Hansen 51:44**

and Ed timed out. But we had he was in there long enough that he could be a part, that we could legally appoint replacements, which we did with Judy and Paul Baker. And we have the right, when a person resigns, we have the right to replace that person for his term length. And that's what we did. I volunteered so that when it was all over and done with, we had three board members, and then we were able to appoint two more, because nobody else held up their hand. I see it, Morgan, and they are not lies. It's what they were. And I'm sorry you feel that way. But the other thing is, Corino, your comments, Morgan's your comments, about three to \$5 million I don't know where you got that. Nobody totally knows what this is going to be, but the estimates were in the \$300,000 range. I agree with you, with the working buttress and all the things that happened in past, and believe it or not, those are all things we can't share with you, but I guarantee you, the Corino committee of Paul and Laura Wilson and with advisors, we are going over all those things with our attorney, he has God's information. Laura's pulled up many documentation we are actually she and I are putting pieces together now that we're handing to Chris Hearn from mediation, and if it happens to be litigation, everything is being formalized right now. And much of all the information you quiz Morgan, I know that you were very aware of it. We're also very aware, and we are putting it together, but because of client confidentiality, many of those things can't be shared with the community. So hopefully that answered. Fair enough response. You think I should share something else. Okay, anybody else on the Zoom committee that would like to ask a question?

**Morgan Butler 54:04**

Okay, in your minutes. Chris Rayburn said, but you're looking at three to \$4 million to hold

**Paul Baker 54:11**

that Morgan, Morgan, your five minutes is already elapsed. If you have further questions, we got another one.

**Craig Hansen 54:20**

He's another board member, Morgan. That's who he is. It's Paul Baker. Okay, so if there is nobody else on there for the moment, I would like to move that we adjourn the board meeting, and then other than Paul, we will go into executive meeting, where I will share some more information about Corino and mediation and litigation and some of the information we have currently about potential ideas in the future to repair the road. Do

**Joy Wright 55:06**

you need to know who this is right

**Joy Wright 55:07**

here? Yes, we know.

**Craig Hansen 55:10**

Oh, you know. We don't know. We don't No no, no, because Morgan, Oh, yeah. So I really don't know who defund the HOA is.

**Speaker 3 55:19**

We need to know who defund the HOA is. Please, let us know who you are. You can chat it in, if you prefer, directly the CPM, yeah.

**Paul Baker 55:35**

Sorry, you asking for specific phone numbers that are online here. No,

**Craig Hansen 55:38**

somebody's tagline is defund the HOA.

**Speaker 3 55:42**

When I asked for who it was, they just got off the zoom so we can disregard at this point. Okay,

**Craig Hansen 55:49**

thank you to everybody else, Paul, if you can stay online and again, Morgan, the only thing I've already told you what we're discussing in advance, so there'll be nothing. There's going to be no motions to be presented after the meeting. I've already given a summary of what we're going to discuss. Okay, thank you for everybody that attended, alright? So we're getting everybody okay. So you wrote down we

**David Swearingen 56:25**

come on pin,

**Craig Hansen 56:33**

and I got a unanimous approval on the closure,

56:36



yes, yes.

**Craig Hansen** 56:41

And then open executive,

**Joy Wright** 56:50

I don't know why I let Mr. Butler push my buttons like that, but I do, and my blood pressure is suffering. Yeah, I know.

**Speaker 3** 57:08

On that note, we have a message from Scott a thanks for all

**Craig Hansen** 57:12

you do board, okay, Oh, excellent, wow,

**Judy Henderson** 57:15

he is in really nice, nice man. Well,

**Joy Wright** 57:19

tell him he's gone.

**Dana Henderson** 57:21

It's just Paul, now, okay, Craig, I just want to say thank you. You

**Joy Wright** 57:26

did. You handled it very well. Very Yeah, very well, well, the whole meeting, yes, yes, absolutely, very good welcome, Paul, thank you.

**Craig Hansen** 57:36

Paul, I'm still here. Yeah. Okay, good Paul, thank you, and I understand the boiling point, and this has been one of my challenges in this type of committee. Kudos to you. Thank you. And I'm gradually getting the hang of it. And my question to you, I tried not to rub him wrong, tried to listen. You know what?

**Judy Henderson** 57:56

You did, absolutely everything perfect. But you do. You still answer his specifics. You didn't let him but in you had total control. That was really impressive. Yeah,

**Craig Hansen** 58:08

thank you. It was, I will try and continue to do the same,