

Bella Vista Homes Homeowners Association (“BVHHA”)

Board Meeting 2026-07-20 Transcript with Footnotes

TRANSCRIPT (with timecode). Correction attempts use ~~strike through~~ and **red**. Unreliable attempts to identify the persons speaking are done using the following abbreviations:

CH: Craig Hansen

AW: Andrew Wilson

JH: Judy Henderson (who resigned irrevocably on June 3, 2026 and is no longer a board member)

LH: Liz Hamilton (who resigned irrevocably on June 17, 2026 and is no longer a board member)

DS: David Swearingen (who is not a board member because there was no quorate board to appoint him.)

SUS: Susan West, AMS-NW

SAM: Samantha, AMS-NW

JX: Jason/Jace, AMS-NW

JV: Joanne Van Kapmen-Johnson

?: Cannot be identified

00:00:00:06 - 00:00:16:09

JH: They're the spark that has me are blasting across Katie Couric. **??????** AW: It's across the street from me. CH: Okay, I get it. I don't know if I met him. Hey, gentlemen, there's Morgan. **1**

00:00:17:26 - 00:00:19:16

?: How many do we have in total?

00:00:19:29 - 00:00:22:08

SUS: Uh, we have six homeowners in total.**2**

00:00:23:03 - 00:00:32:21

?: Six homeowners. Okay. Logging on if you should. I have it set up so that showing off the speaker. But let me change it here, buddy.

00:00:39:05 - 00:00:41:12

?: Okay. Everybody okay?

00:00:43:00 - 00:00:43:23

?: Okay. Thank you.

00:00:45:11 - 00:00:47:09

¹ Why draw attention to Morgan? Which other homeowners are present? Will their names be in the minutes? If not, why not?

² Out of a total of 106.

CH: And, uh, Scott.

00:00:48:02 - 00:00:49:12

?: Recording in progress.

?: 00:00:49:14 - 00:00:56:28

Samantha, I think we'll probably have a few more people trickling in and just kind of let them in as they arrive.

00:00:57:22 - 00:00:58:10

?: Okay.

00:01:00:09 - 00:01:45:13

CH: Okay, so we ready to get started out in there? Okay. I will do it for you. Okay. I'm going to call this meeting to order. Um, before I start, Mr. **with** Quorum, we have some housekeeping to do. Um, so for the homeowners listening, uh, we had a couple resignations.³ We're appointing a new board member, and it basically followed that. Judy resigned June 3rd, and then, um, uh, Liz had let me know that she was going to resign⁴ **with Liz** Hamilton, uh, **StarTalk I started talking with** David⁵, because we needed more than two people.

00:01:45:23 - 00:02:18:15

CH: Uh, David said that he was willing to be a board member till the end of the year. And then, uh, Judy offered to ask if it would be helpful for her not to resign, which it was.⁶ So we just had to make a couple

³ The way that a board member resigns is defined in the following Oregon Statutes and in the BVHHA's Governing Documents: ORS Ch 65, at 65.321(3) and at 65.381(3) {**emphasis** added}: *"Once delivered, a notice of resignation is **irrevocable** unless revocation is permitted by the board of directors."* **No quorate BVHHA board of directors has ever passed a general revocation policy.**

ORS Ch 94 **does not contain** any statutes relating to either a board director's resignation or the revocation of a board director's resignation.

BVHHA's Bylaw 4.5 : *"Resignation. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, **the acceptance of such resignation shall not be necessary to make it effective.**"*

⁴ Liz Hamilton emailed me In June 28 saying that she resigned on June 17. **This resignation is irrevocable and does not need board approval.**

⁵ David Who?

⁶ Oregon Statutes say otherwise. See the first footnote above.

motions. And all this. I had gone over with Samantha and Susan, and what we're doing follows a lawful protocol.⁷ So the first motion will be to accept Judy's resignation.⁸

00:02:18:17 - 00:02:57:23

CH: And I'll provide letters to Samantha.⁹ So the motions to accept it. And Andrew and I are the two that are left that can approve it, and we both approve.¹⁰ Okay. And then, uh, the next order of business was we CH: talked with, uh, uh, David about filling a position. So the motion is to accept ~~staff surgeon is~~ **Swearingen as** a board member, and we will put him in place of, uh, Liz, who resigned on the 23rd.¹¹

00:02:57:25 - 00:03:31:00

CH: So the motions to accept. David, you and I three.¹² Okay, so now David technically is now a board member.¹³ Okay. And we have to accept Liz's resignation of June 23rd. So, uh, actually, we've got to accept Judy's rescinding her resignation and coming back on the board.¹⁴ That happened before, Liz. So the three of us. I have a motion to approve and accept, Judy, I approve.

00:03:31:02 - 00:04:03:02

⁷ **NO IT DOES NOT FOLLOW LAWFUL PROTOCOL!** Read the Oregon Statutes in footnote 1. If "*Samantha and Susan*" want to override Oregon Statutes then they should join the Oregon Legislature, instead of sticking their noses into BVHHA's business of what is supposed to be a "self-governing" HOA that is governed according to the "**RULE OF LAW**"!

⁸ See BVHHA Bylaw 4.5 (*emphasis* added): "*the acceptance of such resignation shall not be necessary to make it effective.*" The board is concocting its own laws. *Judy's irrevocable resignation does not need board approval.*

⁹ What "*letters*" are these? Why all the secrecy?

¹⁰ It takes three BVHHA board directors to approve a motion, not two (**Bylaw 3.8**). By law, Judy had **irrevocably** resigned by **June 3, 2026**. By **June 17, 2026**, Liz Hamilton had **irrevocably** resigned. By **June 17, 2026** the only two board directors left were C. Hansen and A. Wilson.

¹¹ Liz Hamilton **irrevocably** resigned on **June 17, 2026**

¹² By **June 17, 2026** the only two board directors are C. Hansen and A. Wilson, and there was not a quorate board. Judy Henderson has no right to pretend to be a board director as she sent me an email on June 4, 2026 that stated "*I resigned from the board*". Only a quorate board can permit revocation of Judy Henderson's resignation, so her resignation cannot be revoked .

¹³ **NO HE IS NOT! D. Swearingen and J. Henderson are illegitimately pretending to be lawfully established board members.** The two-member board board is not quorate. All subsequent board decisions by it are invalid and null and void.

¹⁴ There is no such lawful policy as "*rescinding her resignation*". **Judy Henderson was no longer a director by June 3rd and her resignation was irrevocable.** This was clear and indisputable **BLACK LETTER LAW**.

?: I, I I'll approve, Judy. CH: Thank you.¹⁵ So now the four of us accept Liz's resignation. Liz Hamilton.¹⁶ And that's the motion to accept the resignation. Accept? All in favor? II. Okay. So we now have our board is Andrew Wilson, Judy Henderson, David Cherrington Swearingen and myself, Craig Hansen.

00:04:04:02 - 00:04:09:12

CH: So to start this meeting, we now have a quorum. Okay.¹⁷

00:04:11:01 - 00:04:42:09

CH: Um, I'm going to give a quick overview. In the meeting, I'll do a quick president's report. Uh, we'll have a treasurer support landscaping act. Uh, we'll talk a little bit about carino, and then we'll be some old business. Um, but the first item then on the agenda is to accept the minutes from April 13th that we've had for several months. I'm sure everybody had a chance to read.

00:04:42:11 - 00:04:57:18

CH: I reread them, uh, today, everything looked fine. So my motion is to accept April 13th board meeting minutes. JH: Seconded. ?: Agreed. ?: Agreed. ?: Agreed. Taylor: All in favor. Approved.

00:05:02:16 - 00:05:39:04

CH: Okay. Um. My president's report is. Uh, we're still struggling with the transitions from QPM¹⁸ to Citizens Arms CPM? AMS?. All right. And there's, uh, Samantha and I have talked. We talked with Susan from Ames AMS. Uh, and we still have some work to do to smooth it out with the ultimate goal of moving the majority of the work that they can handle off the board that we've been doing ourselves.¹⁹

00:05:39:06 - 00:05:43:15

CH: And that's the goal. Uh, so what kind of.

00:05:43:17 - 00:05:44:24

CH: Things are we talking?

¹⁵ All this is complete and illegitimate nonsense!

¹⁶ See BVHHA Bylaw 4.5 (*emphasis added*): "*the acceptance of such resignation shall not be necessary to make it effective.*" Once again, the board is concocting its own laws on the fly.

¹⁷ **NO, it is not "OK"!** By flouting Oregon Statutes 65.321(3) and 65.381(3), and by violating Bylaw 4.5, C. Hansen and A. Wilson have illegitimately installed J. Henderson and D. Swearingen as two illegitimate board members. **BVHHA does not have a quorate board of three legitimate directors.**

¹⁸ Roughly speaking, Crystal Lake was the management company up to August 2020. Then QPM from August 2020 to September 2024. Then CPM from October 2024 to October 2025. Then AMS from October 2025. QPM was long gone when CPM took over. Then CPM left on October 1, 2025; **this was nine-and-a-half months ago!** What is this "*majority of work*"?

¹⁹ AMS has failed to produce a useful "portal". AMS's publications are authoritarian and overbearing.

00:05:44:26 - 00:06:22:12

CH: Just anything that we can get them to take over, to take less pressure off us, so I don't have a list. Uh, I mean, uh, we have a objective that we have written up, but I didn't bring that²⁰. But that is something that. And for those that are listening, we all talk on and off, and we never meet as a ~~choir~~-quorum. There may be two of us in a group of people or whatever. Uh, but we're constantly talking and we will if anything unusual comes up.

00:06:22:16 - 00:06:32:06

CH: I will be sharing that with you guys and saying, look, this has to be a board approval. Uh, and if we need to get it done now, we'll do it by email or something.

00:06:32:09 - 00:06:35:22

JH: And I'm assuming that this is going to be an increased cost.

00:06:36:17 - 00:07:02:21

CH: At the moment. They're covering a lot of the costs trying to get this transition finished because they agreed the transition didn't get completed as well. So but when it's all over and done with? Yes. To take the load off what we're doing. There will be more time, and our monthly fees inevitably will go up. Um, I have no idea yet at this point. ²¹

00:07:02:23 - 00:07:06:13

JH: So by the next board meeting, we should have all that information.

00:07:06:15 - 00:07:17:07

CH: I think we're going to have a good idea. AW: An outline of the goals that we want to have. ~~AMF~~ ~~AMS~~. Yeah. Yeah. And Susan, Samantha has actually already put together.

00:07:19:00 - 00:07:45:17

AW: We've talked about things I wasn't prepared to spend a lot of time on that today, so I didn't bring any of that in. But that's the process. And, um, um, hopefully now I'm on my time with printing notes from the client down for a bit, which will explain a little bit down the road, which will allow me more time to get back into, uh, the transition.²²

00:07:49:00 - 00:07:49:17

CH: Okay.

²⁰ Why not? This is unacceptable.

²¹ This is a tragic admission of incompetence from the board!

²² All this is very unclear apart from the fact that our financial and administrative records are disorganized.

00:07:50:21 - 00:08:23:03

CH: So treasurer's report. Uh, Andrew's still studying for his ~~text~~ test in the California bar. So, uh, I'm still being acting treasurer.²³ ??: Craig. Craig has been kind enough to save this one for this month, albeit we didn't even get the financial packet until today. Yeah, until an hour ago. So. CH: So I'm going to give you what I think is critical. Uh, a quick overview. Uh, from what I could see in the packet.

00:08:23:12 - 00:08:49:07

CH: Um, we're on budget, but there are some issues in the way things are being reported. And I will work with Samantha and Chase JX:, uh, on what those issues are. But it appears for on budget. Uh, The Our reserves account, which we are managing here at Rogue Federal.

00:08:50:24 - 00:09:05:25

CH: We currently have \$156,909.42 and that as of today. Uh, we had a couple CDs come due.

00:09:07:16 - 00:09:46:04

CH: We'll talk about later about reinvesting in those. But for the moment, I just have put all the money in the checking because we've been spending reserve money for projects. So I didn't want to tie up. So it just seemed checking non earning interest. So we have 124,524 and change in the checking account. We have an ownership account²⁴ which is like a savings account that we've been putting our CD interest into.²⁵ And we have \$2,177 and that interest count on making 5% on that \$2,000.

00:09:46:20 - 00:10:23:00

CH: Um, we have one seed CD, uh, that will mature in September 17th, and it currently has \$30,206.58. That's, uh, that's a \$30,000 CD. But at the moment, it's showing the interest that has been earned, and that eventually will get over into our savings account. Uh, the expenses, uh, out of the, uh, reserve were for projects, uh, of which we will get into a little bit later in the meeting.

00:10:23:06 - 00:10:53:22

CH: Uh, related to all the fence paintings practicing in La Strada, concrete repair. And, um, I paid, uh, for the extended, uh, uh, reporting on our farmers policy because I need the check now. I couldn't wait to send it up so that will all get washed into the proper accounts. But that was paid for with the 38,999.

00:10:53:24 - 00:10:58:15

CH: But we do still have a reserve of a total of 150 699.

²³ For the last six months, and now far into the future, no treasurer will ever get any worthwhile financial documents from CH.

²⁴ What is an "ownership account" All of BVH HOA's funds must be deposited into accounts **"in the name of the association"** ORS 94.595(2)(b) and 94.670(2)(a). A "fund" is not the same as an "account". An account has a name and an account number, like a bank account number; a fund has a descriptive title, like the "Christmas Party Fund", "Reserve Fund", "Operating Fund". A fund can consist of more than one accounts. What accounting software does the board/AMS use? Does anybody know?

²⁵ Why? Interest from the reserves must go into a reserve account. Interest from operating fund must go into an operating account.

00:10:59:09 - 00:11:06:27

JH: That's great. Is it? Is this the extended farmers? Is this where we extended? In case somebody filed

00:11:08:15 - 00:11:09:16

JH: something against us?

00:11:09:18 - 00:11:18:15

CH: Is that related to our old policy? Yeah. And I'll go into a little bit more detail when I bring everybody up to date about where our insurances are. Finally.

00:11:18:17 - 00:11:35:03

JH: Alright, I have another question. Okay. What issues are we having regarding finances? You say there are issues, but I don't know what they are. I think the board needs to know what the issues are.

00:11:35:23 - 00:12:11:18

CH: So I can give you a quick idea. It's a matter of accounting. It isn't like lost money. It isn't. That is. Originally when we had to increase our budget for insurance. Yes. I asked Jas **Jason** to say, and we all agreed that we were now going to take \$15,000 that we had budgeted for reserve income. We were going to take that away from finance, reserves, budget, and we were going to put it in to insurance to pay for the insurance.

00:12:11:25 - 00:12:34:03

CH: That hasn't been done yet. And all the money that they paid out for all those policies haven't been posted under the insurance. I don't know where they're at. So it's a matter of putting those same eggs in the right basket. They're all there. It's just a matter of making sure everything is posted correctly.

00:12:34:12 - 00:12:37:03

JH: Who is responsible²⁶ to do that.

00:12:37:19 - 00:13:09:04

CH: That's AMS²⁷, and that's what Samantha and I, I'm going to work with her. And again, this has been there for a bit. I've known it. I just didn't have the time or the energy. And I knew that we were, you know, if we'd had a big problem right now. But those are the types of things to me to get correct. And because if somebody didn't know the finances and they came up and write them down and said, oh, we got all sorts of money for insurance, we really don't.

00:13:09:06 - 00:13:40:23

²⁶ Authority can be delegated, responsibility cannot. The board has kept secret the authority and duties it has delegated to AMS, and the board has withheld AMS's contract with BVHHA.

²⁷ The treasurer is usually responsible for maintaining financial records.

CH: We've used it up. The budget doesn't reflect properly. It's been put somewhere else. So, uh, that's what I mean by, um, correct. AW: ?? We have some accounting procedures that need to be coordinated with AMS to to reflect on Craig. Craig has kept me up to date on what's going on in finance and, uh, and the finance and the budgeting is not there. So he is. The money is there. It's not gone.²⁸ It's just they're not finding it.

00:13:40:25 - 00:13:46:04

CH: Uh, you know, let's say you've got folder A and you've put in bread

00:13:47:23 - 00:13:53:15

CH: that's supposed to be in the B folder. Not all right. But it is still there. It's just not filed correctly.²⁹

00:13:53:23 - 00:13:59:24

JH: I'm just wondering, with as long as we've had ~~ams~~ AMS, what has taken so long for them to get this?

00:14:00:14 - 00:14:22:09

CH: Well, and a lot of the it's a whole combination of things and they're not aware of it. You know, I I'd say that's what Susan and Samantha, we've been talking about this with talking to them about it. And that's where they are actually going to be eating some time internally to get this back on track.³⁰

00:14:23:00 - 00:14:24:17

JH: Do we have a timeframe.

00:14:25:14 - 00:14:55:20

AW: For our next meeting? They'll probably have it squared away. Uh, in right now. The ball's in my heart-court. CH: All right, I got it. Now give the time to sit down with them and say, okay, here are the things that we need be expressive. And, uh, I've had my own share of things, and I just didn't have the extra time, uh, to, uh, that I wanted to donate, try and get that all that, uh, there were other priorities that, you know, answer to the question.

00:14:55:22 - 00:15:20:12

CH: Okay. ?? We see by the next meeting that that may be I would, but I believe. CH: Yeah, recently I've been over promising and, um. Yeah, yeah, you do have a life, you know? Yeah, yeah, yeah. Okay. AW:

²⁸ I don't believe it!

²⁹ Does CH possess any qualifications to be the treasurer. Technically, the responsibility for this financial mess rests on AW; by now, there is no excuse for it.

³⁰ A very meaningless and unsatisfactory response that does not answer the question, to put it very calmly.

Uh, starting in August, I can jump in on this. Right. So. Great. I, um, heads down doing nothing for so crazy. ??: So I so appreciate that.³¹ <<LAUGHTER!>>

00:15:22:18 - 00:15:26:14

?: Somebody taking that on for for us is wonderful. CH: Okay,

00:15:28:02 - 00:15:36:13

CH: so next thing would be committee reports that They did it online.³² I did under Judy and Judy there. Huh?

00:15:38:13 - 00:15:38:28

?: Oh.

00:15:39:01 - 00:16:15:03

?: Yeah. Yeah, that'll be that'll be that'll be, uh. Dana, uh. DH: I'm here. Can you hear me? Yeah. There you go. Good. Okay. ?: Hi, Dana. Oh, there. Oh, okay. Okay. DH: Regarding landscaping, we switch landscape contractors July 1st. Uh, we had ~~us-Lawn~~ **US Lawns**. Uh, they just didn't have the staff or the time devoted to to to doing the project. It slowly was deteriorating. So, uh, the decision was made³³ to seek out another, uh, proposal and Bumgardner contract in landscaping.

00:16:15:05 - 00:16:51:19

DH: Uh, took on the project as of July 1st, and we'll go through to the end of the year. They had bid on the project last year, and they were the next, uh, lowest bidder. But, we chose the low bid and tried them out for a little bit longer. It didn't. It just hasn't worked out. They've been on the project for three weeks. They've already caught up with a lot of the the routine maintenance. They've already spent about six hours doing irrigation repair, including a leak that the city pointed out that we had.

00:16:52:07 - 00:17:23:16

DH: Uh, they have, um, um, cut back, uh, in the, uh, pruning. They cut back the shrubs in the way that they were supposed to be done, rather than just shearing them abruptly against the, uh, uh, sidewalks and, uh, streets. So basically, they're doing a really good job in my impression. And they are proactive. They did ask if they could bring equipment in to, uh, park it in the at the park on the far end.

00:17:23:18 - 00:17:55:11

DH: We talked to a homeowner there that is adjacent to it, and he was very uncomfortable with that happening. So I don't think that that's going to be a recommendation to do. So they're going to bring their equipment in there. Usually they appear to be here on Thursdays. Uh, they are putting a bid together to do some of the things that US lawn was supposed to do. One was some hedge replacement that's been on the

³¹ This is **not funny**. I smell the pungent stench of **financial impropriety**.

³² Exactly where online did they do "*it*"? Does anybody know?

³³ What "*decision was made*"? When, where by whom? Is it in the minutes? Note the use of the evasive passive voice.

books for six months. Uh, they're going to said they'd be getting a bid, possibly by before the end of the month.

00:17:55:26 - 00:18:26:23

DH: They, um, also have, uh, there's an issue with street trees along McAndrews. All the spruce. It was installed, a drip irrigation was installed a couple of years ago. Never buried. And so the sun is starting to affect its wear.³⁴ So they are going to take a look at it and make recommendations as to what could be done to protect it and prevent it from being deteriorating from the sun. The um,

00:18:28:23 - 00:19:14:05

DH: as I say there, they seem to be proactive. They are communicating well. And so, uh, the only issue we have so far is payment of bills, which seems to be consistent with, uh, all of our contractors.³⁵ Uh, they have been advised to be vetted. Uh, I'm working with them. I've mentioned it 2 or 3 times now, and, uh, DH: so I'm hoping by the end of the month, they will get paid for the work that they've been doing. Um. Oh, one last thing about, uh, landscaping, uh, us lawns cancel the service that we had regarding one of our controllers that no longer reports to us about conditions, weather conditions and how to how to be adjusted.

00:19:14:07 - 00:19:45:24

DH: So we have to probably work with, uh, Baumgarten to get that up and operating again. Uh, I'm not sure what that entails. We were paying \$300 a year for the service and according to US lawns, that service expired and they did not renew it with their contract. So that's something we need to talk about. Uh, I was just notified of that by US law **Lawn**. And so this last week, uh, then something we can do.

00:19:46:19 - 00:19:49:10

?: Say that again, that that wasn't a.

00:19:49:12 - 00:19:52:00

?: Private service that only US funds could do.

00:19:53:09 - 00:19:55:01

?: You know what it is.

00:19:55:03 - 00:19:56:03

?: Something to do with.

00:19:57:10 - 00:20:29:04

DH: The the, uh, controllers, uh, have a network where they can go on the internet, and they are they they interact with the weather data, and when it gets really hot, the data sends a signal to our controller to add a

³⁴ If you bury irrigation pipes amongst tree roots, they often strangle the pipes.

³⁵ Why? is AMS incompetent?

certain percentage of water to the controller, rather than the physically going out and doing that. We have one controller that does that. The other two are all time controllers that have been around since the installation of the landscaping.

00:20:29:07 - 00:20:58:20

DH: So those are the ones that you go back out to. And every time it rains, or every time it does something, you have to make adjustments seasonally. This is a avant garde ³⁶ or, you know, technologically, uh, improved. I'm not sure about it, but, uh, Bumgarner says that it is a good system when it's operating. And so, um, it's I'd like to get some more information and make a recommendation to the board when I know more about it.

00:21:00:09 - 00:21:01:18

?: Okay. Understood.

00:21:03:08 - 00:21:39:29

DH: Then also, the other thing that the landscape Committee kind of fell into was the crack seal. Uh, the crack seal for La Strada got completed. Uh, the contractor offered to do an additional amount for at cost

DH: to do the edging. And, uh, he it took so long for him to get paid³⁷ that he has not responded to my emails about that offer, and so I don't know where we stand. I assume he's been paid for the original work, but he has not responded to me regarding any future work that he was going to do at cost.

00:21:40:01 - 00:21:42:04

So I will send him another.

00:21:44:27 - 00:21:50:16

CH: Uh, I'm prepared to let me see if I have it. He's was 6600 bucks.

00:21:51:03 - 00:21:51:18

?: Yes.

00:21:51:20 - 00:21:57:23

CH: Okay. That was from cash. Yeah. That check was cashed on June 29th.

00:21:58:20 - 00:22:23:11

DH: Okay. I think he did the work back in April, so that's kind of wrong for me to wait. And so I don't know, I just would like to not have that happen to our new landscape company. So whatever we can do to facilitate them getting paid, including me encouraging them to get vetted, but still, uh, that kind of does influence contractors wanting to work for us. So I think the board should know that.

³⁶ "Avant garde" means "new and improved", supposedly.

³⁷Why did it take so long for the contractor to get paid?

00:22:24:14 - 00:22:53:11

CH: And can I say, and I don't know whether Samantha can log on now, but, uh, they just need to to bet it doesn't take that long. And if it goes through, uh, ams uh, they have to be. They have to be that that's the only way they'll send out a check. And we have a whole bunch of rigmarole³⁸ for me to write those checks out of our reserves to try and get, you know, uh,

00:22:55:02 - 00:22:58:08

the reserve funds to pay for those projects.

00:23:00:08 - 00:23:09:23

SAM: The new landscape company is vetted. They are approved in five. So they're enrolled and approved. So payments will go out when we receive invoices.

00:23:10:17 - 00:23:13:25

CH: Okay. There we go. And thank you.

00:23:13:29 - 00:23:47:22

SAM: You're welcome. Just for future though. Please don't accept contracts without or even obtaining proposals without checking with me first, because I get a written warning the first time that this happens, SAM: and then I'm automatically fired after that. So I would really like to keep my job. Um, it doesn't take me long to check for vendors. I know we don't have very many vendors in Medford that are enrolled in Veve³⁹.

00:23:48:01 - 00:24:01:13

SAM: Um, but it only takes me seconds to send an invite link to the vendor. So if you do have a vendor that you wish to use, let me know so I can get the links set out so they can start working on their enrollment.

00:24:04:00 - 00:24:04:28

DH: Can I ask you a question?

00:24:05:19 - 00:24:06:25

SAM: Sure, yeah.

00:24:07:08 - 00:24:11:14

DH: Um, does the vendor have to be re-enrolled every year?

³⁸ "Rigmarole"? Why? Was it always like this? Who are the signatories on all these miscellaneous bank accounts?

³⁹ What is "Veve"?

00:24:11:16 - 00:24:12:06

SAM: Yes.

00:24:12:16 - 00:24:16:01

DH: So they pay another \$135 each time, or whatever that is.

00:24:16:03 - 00:24:17:27

SAM: Yeah, it's 139.

00:24:18:04 - 00:24:25:00

DH: So we pay that to for their right to have that vendor right now. Is that correct? Is that is that you?

00:24:25:02 - 00:24:48:19

SAM: The board can choose to do that. Yes. They can put it on the back end of the invoice for the enrollment fee. I would suggest with with vendors that you're going to keep continuing a contract with. If they want to hold that contract with you guys, then they pay the enrollment fee. But if it's going to be a vendor that you're going to use 1 or 2 times that, I would recommend that the board just go ahead and pay that enrollment fee for them.

00:24:53:04 - 00:25:03:03

CH: Okay. Well, I think that's something we can talk about down the road in the future. But for now, uh, Bumgardner is, uh, taken care of.

00:25:03:13 - 00:25:04:04

?: That's great.

00:25:05:07 - 00:25:06:19

?: Yeah. Excellent.

00:25:10:09 - 00:25:15:19

CH: Okay, so what else did you have going on?

00:25:15:25 - 00:25:17:11

?: Actually, don't ask anything.

00:25:18:07 - 00:25:20:21

CH: Okay? You didn't talk to you. Okay.

00:25:22:24 - 00:25:39:11

CH: Um, so. And then a group of you, um, went out and, um, covered the blue tarp up on, uh, carino. Uh, a couple of weeks ago with, uh, black.⁴⁰ Is that correct?

00:25:40:18 - 00:25:41:08

DH: Yes.

00:25:42:08 - 00:25:47:02

CH: Did you leave the blue tarp by chance as a cover with black, or did you replace

00:25:49:02 - 00:25:49:17

?: that

00:25:51:00 - 00:25:56:20

?: with black? Over. Okay. Yeah. Double layer. Okay. And Dave.

00:25:56:22 - 00:25:57:09

?: Matthews.⁴¹

00:25:57:11 - 00:25:58:09

?: Was very grateful.

00:25:58:11 - 00:25:58:26

?: That we did.

00:25:58:28 - 00:25:59:14

?: That.

00:25:59:16 - 00:26:00:06

?: Trying to help.

00:26:00:18 - 00:26:13:20

?: Myself be right below that hill. I also thank you for not having to see the entire outrage from the air. I know, yeah. So it doesn't look like a little bit of a trash pile. Yeah. Yeah. Yeah.⁴²

00:26:15:14 - 00:26:17:08

⁴⁰ “**BLUE TARP BAD, BLACK TARP GOOD**” (thanks to G. Orwell, 1984)

⁴¹ Dave Matthews is the owner of LOT 69 at 1611 Camina Drive. Is he one of the litigants that are suing the HOA?

⁴² I have no idea who this is, nor what they are talking about. But Lots 70, 72, and 73 with plastic sheets, sandbags, ropes and concrete blocks do actually look like one big “*trash heap*”.

?: One last thing I have for Dana.

00:26:17:13 - 00:26:20:00

?: That's excellent. If I can mention a Dana.

00:26:22:06 - 00:26:23:12

?: Dana, are you there?

00:26:25:09 - 00:26:26:26

?: Are you turning off? No.

00:26:27:06 - 00:26:35:16

DH: No. Um, I'm. I'm receiving a verbal email on my ears right now.⁴³ So it's interrupting what you guys are saying. Um. I'm sorry.

00:26:35:18 - 00:26:36:07

?: Okay.

00:26:37:00 - 00:26:40:04

DH: That's okay. It's over. Go. Go for it. I didn't hear you.

00:26:40:21 - 00:26:41:14

DH: Say anything about it.

00:26:42:03 - 00:26:45:02

CH: Oh, okay. Okay. I know that

00:26:46:25 - 00:26:49:18

he doesn't have anything else. Oh, no, I don't.

00:26:49:20 - 00:26:50:05

CH: Have anything.

00:26:50:07 - 00:26:50:22

CH: Else.

00:26:50:24 - 00:26:52:12

⁴³ Why is DH listening to a “*verbal email*” during a board meeting? Is someone “prompting” DH? Who are they? What are they saying? This is supposed to be an “open meeting” (Bylaw 3.11). Secret “verbal emails” violate parliamentary rules, if we have any.

DH: Okay, I'll talk to you later.⁴⁴

00:26:53:09 - 00:26:53:24

CH: Okay,

00:26:55:10 - 00:27:02:16

CH: cool. Thanks, Dana. DH: You're welcome.⁴⁵ CH: Okay. So now. Um.

00:27:05:15 - 00:27:25:27

CH: And, uh. Okay. So Dana talked about the road crack ~~ceiling~~ **sealing**. And that was one of the, uh, expenses that came out of our reserve account, and it was money budgeted for future repairs or services anyway.

00:27:27:29 - 00:27:30:01

?: Yes. Um, as a.

00:27:30:22 - 00:27:52:27

DS: Part of the ACC, we have a number of things here as part of that reserve study that you just mentioned. We, uh, we also did the ~~restating~~ **restaining** and repair of the, uh, uh, association side of the fencing at the park⁴⁶ and the north

00:27:54:19 - 00:28:00:27

DS: fencing on East La Strada.⁴⁷ That is very visible to the public.⁴⁸ Uh, those fences.

00:28:00:29 - 00:28:35:07

DS: Had not been touched in many, many, many years. And so as part of the ~~research~~ **reserve** study. Those were repairs were made. There was a portion of the fence on the north side of East McAndrews that was falling over, and it was all put back up and concrete was put in to re stabilize it, and it was all re

⁴⁴ About what? Don't the rest of the participants have a right to know?

⁴⁵ Who is "*welcome*"? Why so sycophantic?

⁴⁶ Canova Park at the rear of the houses on West La Strada.

⁴⁷ There is no fencing here. I think that it should be "West La Strada".

⁴⁸ **No it's not.** The public do not go into Canova Park. Hardly anybody does.

stained. So that was part of the reserve study.⁴⁹ And that was done here about a month ago. We had a couple of bids on that took the the bid that was the last least of the two.

00:28:35:09 - 00:29:10:27

DS: And that is now is now done. Uh, in reference to the ACC.⁵⁰ That that was what my involvement was in on the reserve study was the fencing. We also had one of the projects that I was involved with, and that was the curve repair on East La Strada. When the water drains down on the east side of East La Strada, DS: uh, about three quarters of the way down the concrete had buckled and the dirt and debris were catching, and there wasn't good drainage off of East ~~Australia~~ La Strada.

00:29:11:04 - 00:29:32:12

DS: So we had a company come in who has done work in the community, and they did the repairs there to the concrete, and it now flows all been repaired and flows nicely into the drainage. So that was also part of the research study that was done here just about two months ago.

00:29:32:27 - 00:29:33:24

DS: And that was.

00:29:33:26 - 00:29:36:24

DS: On east east West Java La Strada,

00:29:38:14 - 00:29:40:15

on the east side of east of ~~Ostrava~~ West La Strada.

00:29:43:09 - 00:29:56:10

DS: And then uh, uh, the ACC got together and did kind of our annual, um, drive around the community and we called it, uh.

00:29:58:14 - 00:30:40:04

DS: Let me get to my my other note here, and we called it the, uh, the, uh. What did we title that? It was called the the ~~Loeh~~ Lot status report. And we went around and just made note of several issues that we saw around the community. Uh, and then we sent that report to AMS and the the gist of the a lot status report to AMS consisted of, um, homes that it was felt, uh, maybe needed to pay a little more attention to landscaping and water and that kind of thing.⁵¹

⁴⁹ Where is this Reserve Study? The Reserve Study in AMS Portal was produced on September 2024 for FY 2025. It was a "Bella Vista Heights" study for Robert Rood of QPM. This **was not a 2026 Reserve Study** [ORS 94.595(3)(a) and 94.595(3)(c)]: "*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*".

⁵⁰ Who are the members of the ACC. Why aren't their "Design Guidelines" (Declaration 1.3.13, etc.) in AMS's portal?

⁵¹ Where is this "report"? This is unnecessarily underhand behavior by the anonymous ACC who want to hide behind AMS' skirt. Why doesn't the ACC contact the homeowners directly via email? Or would that require behavior that was open and transparent?

00:30:40:06 - 00:31:20:15

DS: And, uh, we made some notes as to, uh, several homes that are, it looks like, are requiring some touch of paint. Um, we do have two homes on ~~Benito~~ **Veneto** that were just repainted. Fabulous job. And they look wonderful. And it seems that with the sun that we have up here, and we have some homes that have been in the community for, you know, 12 years. And so it seems like on an average of about eight every 8 to 10 years, uh, we need to start looking at our homes for touch up paint.

00:31:20:21 - 00:32:07:20

DS: A lot of fading going on, and we need to look at restating our defenses. And so, uh, the the launch status report from the ACC, uh, did make a note of several other issues in the community, and that all went to AMS. And those homeowners will be notified through AMS of a couple of things to look at.⁵² So we did get that done. And it's in the system.⁵³ And uh, the whole the whole purpose of the ACC, of course, is⁵⁴ to simply assist all homeowners to maintain the ~~Of ??~~ values and the appearance of our development, which maintains the value of our homes⁵⁵ that we have invested in.

00:32:07:27 - 00:32:26:20

DS: So that has gone out. I will also mention that the ACC and one of our advisers⁵⁶ is working on finally trying to get a lot of documents that we got from original, from our original.

00:32:30:00 - 00:33:00:08

DS: ~~TPM~~ **CPM** that were given to QPM or QPM gave to CPM and then CPM. We had a lot about 8000 documents actually. And so we had gone through that and we extracted some of the documents that we thought would be useful to the homeowners, certain guidelines and and updating Management companies and criteria and that kind of thing.⁵⁷

⁵² By going through AMS, the ACC is engaging in evasive and passive-aggressive behavior.

⁵³ What "system" is this?

⁵⁴ "of course, is to simply assist"? Really? The purpose of the Architectural Control Committee ("ACC") is defined in:

1. ORS 94 at sections 580(1)(t)(C), 670(10)(e), 779,
2. Declaration Recitals, 1.3.13, and Article II and Article VIII, and
3. the "FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BELLA VISTA HEIGHTS SUBDIVISION PHASES 1 & 2 IN MEDFORD, JACKSON COUNTY, OREGON made on March 18, 2013 by the BELLA VISTA HOMES HOMEOWNERS ASSOCIATION (the "Association")."

What, after **March 5, 2024**, did the ACC do - if anything - to stop Southridge Builders from removing the buttress that was on Lots 70, 72 and 73? This buttress had prevented landslides on Lots 70, 72 and 73 **for the seven winters between summer 2017 and March 5, 2023!** What do the ACC's records, documents and minutes say, if any, say about a buttress removal permit?

⁵⁵ This is not working, is it?

⁵⁶ Name this "advisor"! Why is there so much secrecy?

⁵⁷ Where are the ACC's "Design Guidelines"? See Declaration 8.2.

00:33:00:12 - 00:33:36:18

DS: They were all in the format. What do they call it? Uh, the PDF format. And unfortunately for the our management companies to be able to make changes to those, add new addresses and so forth, that had to be changed into a word document.⁵⁸ And that's been quite an ongoing job. Way beyond my ability. I just don't have the ability to do that. So anyway, we're working on a few of those important documents right now through a couple of members of our advisory board.⁵⁹

00:33:36:20 - 00:34:07:28

DS: And, uh, so hopefully we'll have some of these general guidelines forms, uh, on our portals with AMS, uh, relatively soon so that people have references. it's important to to note, I think from an ACC point of view, that there are provisions in there, and that's going to be updated as well for any homeowner that they feel.

00:34:08:02 - 00:34:41:24

DS: Uh, another homeowner is perhaps out of compliance and something.⁶⁰ Uh, they have a couple of options. One, originally they were told, or the documents said that they could go to that individual and discuss with them what they feel the violation is. And if they're not comfortable doing that as neighbor to neighbor, then they can certainly call currently ~~EMS~~ AMS⁶¹ and and let them know that there is a concern of something, whether it be landscaping or cars parked or barking dogs or, you know, whatever.⁶²

00:34:41:26 - 00:35:14:07

DS: And so, uh, that is an option that is open to and that document is going to be updated as well as a guideline to, to each of the homeowners who do. Yes. The PDFs or document that. Handling that on these use cases. Well, that's one of our advisors⁶³ is doing. Laura is working on that with us. I do want to hear Laura give me a call. I want all the software to just kind of automatically OCR and convert PDF to word.⁶⁴

⁵⁸ This is NOT a difficult task

⁵⁹ What is this *"our advisory board"*? The secrecy and subterfuge in BVHHA is shocking. Who is on this illicit board?

⁶⁰ **"compliance and something"**? Where are the written rules that a homeowner must comply with? For example: There are no user-friendly rules for parking that explain the different rules for (1) parking on city streets and (2) private streets, (3) parking rules for homeowners and (4) parking rules for visitors and vendors, and (5) RVs, private and commercial vehicles, etc. Once the ACC has decided what these parking rules are, make notice boards that can be attached to those street lights that BVHHA owns.

⁶¹ Why can't the ACC be more helpful and give out the AMS phone number to call?

⁶² Hasn't this non-compliance process been published? If so tell us where it is. It's been talked about for months, if not years.

⁶³ Does our HOA now have a group of anonymous and secret *"advisors"*?

⁶⁴ Use one of the free internet apps to convert pdf to word and pdf to text, OCR, etc.

00:35:15:03 - 00:35:53:18

DS: Um, so that might help speed things along. I don't know. Are you there? Laura? Is there. Okay. Okay. Okay. Good. Good. Good. Yeah. Thank you for that. From time to time. Yes, yes. Well it was I didn't have the ability to do it way back from the beginning. And so they were to having a program and having having Laura step up to the place to help out with that as a blessing, for sure. CH: The other problem was some of these documents that they were scanned in, so they weren't even good copies to get, you know, a copy of a copy converted.

00:35:53:20 - 00:36:39:15

CH: And I ran similar to ours, and it could only recognize 80% of the document without even though you could read it. Yeah, it could translate.⁶⁵ So yeah. So bottom line, the, the um, the ACC being all volunteers as well.⁶⁶ Our, our whole objective was to simply encourage homeowners to be cognizant of the watering of their lawns⁶⁷ and the fertilizing and the cutting and the trimming and, and groundcover and, and you see many improvements going on throughout the community where people are updating their, their groundcover and so forth.

00:36:39:17 - 00:37:11:28

DS: And that's wonderful.⁶⁸ And so we just want to remind all homeowners to be aware of of the fence staining and fading. Does it need to be redone? Painting of their homes. As I say, on an average fence and house painting tends to last, especially in the sun. 8 to 10 years and then needs to be needs to be touched up and redone. So, uh, that's that's our encouragement, uh, to all the homeowners to, for the benefit of us all.

00:37:12:00 - 00:37:52:21

DS: And, uh, but once again, those, those forms will eventually and those guidelines will eventually be on the AMF-AMS portal for everyone to be able to see and will certainly, I would imagine, send out notices when we could get these forms done and, and get them out for everyone to look at. So that's a

⁶⁵ If all else fails give the unscannable source document to a professional typist to completely retype it in Word. TFTFY.

⁶⁶ The I common-sense rule that governs volunteer jobs is “**if you don’t know how to do the job, don’t volunteer for it**”.

⁶⁷ What lawns does this refer to: (1) the grass that is not visible from the street? (2) the grass on the sidewalk strip? (3) Location? If violations are being expedited, the rules must be clear, consistent and comprehensible.

⁶⁸ “wonderful”? More sycophantic verbiage that we could all do without.

that's about it from an ACC point of view, sir.⁶⁹ Good job.⁷⁰ JH: Yeah I am getting, um, complaints from people who are painting and saying their fence, the difficulty of getting the fence stained that Um, apparently now I think, um, they will not even make that up.

00:37:53:04 - 00:38:10:23

JH: The paint company. So I'm thinking, is there some way we can. DS: Can I interject on that? Yeah. Sherman Williams, uh, has made hundreds and thousands of gallons of, uh, of toasted spice. I just heard from somebody⁷¹ that they

00:38:12:13 - 00:38:47:23

JH: do it, and so they got the closest they could get. So if it's not something that's readily available, maybe we can look into having a different stain that in effect. You really not know the difference. DS: I can say I just had a sense of place that looks out on the front yard and told him what the stain color was, and they just went right down and no problem. Okay. Then I, I don't know what the other what the other people did, but yeah, they, they have and talking to the fence painter that just redid ours.

00:38:48:20 - 00:38:54:14

DS: And then I've got many gallons there⁷². JH: It was just something that one person brought up. Now, a lot of.

00:38:56:05 - 00:38:58:15

?: This was bought by Sherwin.

00:38:58:17 - 00:39:00:02

?: Williams, got in our house.

00:39:00:04 - 00:39:33:02

⁶⁹ **"Sir"?** Until the ACC completes all its administrative documents, wouldn't it be courteous to **not** send out any violation letters, especially via AMS as there are no ACC rules. A "violation letter" must include the law that is being broken by identifying the law by its number or some other method. A "violation letter" should read, for example: *"The Board of Directors holds you in violation of ACC rule number "123.45 Height of grass on front sidewalk" in that, on or around 6:45 am on the 12th of June 2026 the ACC inspected the grass on 3621 Carino Lane and found that the length of some blades of grass exceed the 2.5 cm maximum by at least 3mm. Unless this violation is rectified by 22nd June, 2026 you will be fined \$100 per day pursuant to Design Guidelines Schedule of Fines published by the board on January 12, 2014". Contact ACCGestapo@junkmail.com if you have questions".*

⁷⁰ Wouldn't it be better to wait until all the promised rules and regulations are published before expressing accolades?

⁷¹ WHO???

⁷² The issue with fence stain is yet another issue that is being talked to death Here's what the ACC should do: **(1)** stop sending out letters about faded fences from AMS or the board **(2)** publish what the correct stain is. and where it can be bought **(3)** publish contact details of any painting contractor can stain the fence according to the ACC's specifications. Do not send violation letters about fences until all these details have been finalized and published to all homeowners. Avoid a repeat of Jeff Brooks' parking rules issue of **1/29/2025**. Readable parking rules are not to be found on AMS portal. Why aren't parking rules displayed on notices on the lampposts of the privately owned streets in BVH, just like parking notices are posted in Medford Library's parking lot?

?: Painting and and ~~Tulsa~~ **Toasted Spice** no longer no longer exist. So what they had to do was come up with a recipe that was as close as they possibly could. Um, and so that's, that's very recent. Um, that Sherwin Williams, um, informed me of that. But again, they did a good job by matching. Um, I didn't see any reason to raise it, but they do have a recipe now that is really close to, uh, if not almost exactly the closest spice.

00:39:33:27 - 00:39:38:09

DS: Yeah, I think I think what they actually call it now, they've changed.

00:39:38:11 - 00:39:55:24

DS: The name slightly. It's called the toasted spicy Rather than toasted spice. Okay, so. So anyway, at least the cans I've been getting.⁷³ They've written it out as toasted spicy. So maybe that's really smart.

00:39:57:11 - 00:40:18:20

DS: But anyhow. Yeah. Yeah. Yeah. It's very, very, you know, close what they can do. Great, great. Yeah. And your house looks great, by the way. So thank you. Yes, absolutely. So apparently yeah they are still making something extremely severe. Won't be able to tell the difference, but it's available. Yeah. Maybe we can start

00:40:20:17 - 00:40:56:07

DS: ?: with another approved name, whatever the current name for it is. And I'll verify that. And we'll even put the, uh, the actual name and code that they give us in the form so people know it's not let them know that it's something that's going to be made up. It's not readily something to pull off the shelf. If there is something they can pull off the shelf. Yeah. Here's the actual name. Well, actually, everyone has to be made up. Okay. Did you buy the stain in its bulk? And then they take it back and put it in the car, because it can be made in multiple colors.

00:40:56:09 - 00:41:04:25

DS: So. So we'll need the term **????**. We'll be working with Laura and we'll see that that correct. Good suggestion.⁷⁴

00:41:08:27 - 00:41:10:22

DS: Great. That was what I had.

00:41:17:17 - 00:41:18:02

CH: Okay.

00:41:23:06 - 00:41:23:29

⁷³ Details please!

⁷⁴ This is obscure verbiage.

CH: Okay.

00:41:26:16 - 00:41:41:07

CH: Any other questions for David? Okay. Um, I head down, I think, here from Joanne. Did I see Joanne online? She didn't get back to me. So you didn't have anything on the neighborhood What did you actually hear?

00:41:41:16 - 00:41:44:14

?: I didn't hear anything from you, Craig, so.

00:41:45:00 - 00:41:53:00

?: Oh, I can't. I sent a text. I have to look to make sure where I sent it. Yeah, I didn't get it, so go ahead.

00:41:53:06 - 00:41:54:28

JV: Which puts things to mention.

00:41:55:00 - 00:42:25:22

JV: There have been two companies that have been totally unprofessional about contacting personally calling on our community. One is the pest control company. One was a yard maintenance company. And these people came to my door literally. And I'm not the only one. One of them came seven times and the other one came six times. And I found out who the companies were.

00:42:25:24 - 00:42:58:14

JV: I called them directly, and I told them that it was absolutely unacceptable to have people coming to our doors.⁷⁵ One of them came at 9:00 at night. Um, for the pest control company. And I said this is not acceptable in our community. They both companies were using third party sales organizations. And I noted the names of those companies. And I said, I expect you to be respectful of our homeowners.

00:42:58:16 - 00:43:11:02

JV: And the response was good. So hopefully this will not happen again. But I do want everyone to know if there is an issue. Just let me know and I will deal with it.

00:43:12:16 - 00:43:16:06

CH: Great. Thank you. You're welcome.

00:43:19:08 - 00:43:49:11

CH: Okay, so I don't know, Samantha. There's I'm not sure there's much we can do as a board doesn't just keep growing informed. And if she can go rattle the cage and stop them. Um, they do have a little peephole on our door, and we look and see who it is, and we can tell it those those those folks. And so, you know, we just don't answer the door.

⁷⁵ These "people" are scoping out houses before they commit crimes.

00:43:49:13 - 00:43:53:05

CH: And then, of course, uh, the solar companies are getting.

00:43:55:15 - 00:44:26:21

CH: Carried away. And I was at Jan's⁷⁶ home, and I'm trying to stand back. She's an independent woman. I have to deal with it. And after about 20 minutes, I got up. I just had to walk up out there, and it took me 15 minutes chasing the guy down the driveway to get rid of it. And, uh. So I feel sorry for Jan Strong, but there are a lot of people that aren't that strong. And, um. Anyway. Yeah. Thank you Brian⁷⁷.

00:44:27:21 - 00:44:35:21

JV: Again, if anyone in the community has a problem, just email or text me and I will address it.

00:44:36:20 - 00:44:37:07

CH: Great.

00:44:40:08 - 00:44:40:27

~~Dylan~~. Joanne

00:44:43:25 - 00:44:44:14

Gillian. Joanne

00:44:44:22 - 00:44:46:21

JV: I'm here. Okay.

00:44:46:23 - 00:44:51:15

JH: Could you. Could you give out your text? Uh, so that.

00:44:51:17 - 00:44:56:07

JH: We can, um. People will know what is how to how to contact you.

00:44:56:09 - 00:45:00:28

?: And I don't know if you want to write that down because that personal information. JH: No, no, I would we.

00:45:01:01 - 00:45:07:13

⁷⁶ Who is "Jan"? Why is this being discussed?

⁷⁷ Who is Brian? This is more time-wasting drivel.

JH: I mean, how how can. How can someone in the community contact you without violating your personal space?⁷⁸

00:45:08:01 - 00:45:22:13

JV: They all everyone has my, uh, email. And what I do is one on one. If someone has a problem. I'll let them know my text. I don't I don't want my phone number posted anywhere again.

00:45:22:15 - 00:45:23:00

?: Right.

00:45:23:02 - 00:45:24:00

?: Right. So, did.

00:45:24:02 - 00:45:27:15

JH: You get it? Could you. Could you give us your email again?

00:45:28:00 - 00:45:32:04

JV: It's ~~Joanne at Com.~~ joannebvh@gmail.com

00:45:36:04 - 00:45:38:15

JV: And I can send you that. Judy.

00:45:39:10 - 00:45:40:00

?: Okay.

00:45:40:07 - 00:45:40:25

?: Okay.

00:45:42:01 - 00:45:49:29

JH: Perfect. Yeah. I just want to make sure everybody knows the right way to contact you. Right.

00:45:50:01 - 00:45:50:28

?: No problem.

00:45:52:00 - 00:46:03:29

CH: Okay. So, uh, the, um. All right. We gotta keep pushing. Cause we are out of here at seven. Um, so, uh.

⁷⁸ "Violating personal space"? In an HOA? Dream on. HOAs are amongst the most invasive organizations in the USA. They send out violation letters to homeowners and, like Caligula, do not publish the laws that are violated.

00:46:05:27 - 00:46:38:01

CH: Uh, carino, um, I'm going to have Andrew speak to Carino, but just to let everybody know right off the bat, uh, the court system has, uh, postponed the trial that was supposed to start this morning. Um, and it has now been postponed till November 30th.⁷⁹ Now, uh, Andrew's going to fill you in? Because there are so many questions. Yeah. And we've been doing so much behind the scenes.⁸⁰

00:46:38:03 - 00:47:12:09

CH: And so Andrew's going to explain some of that. AW: So this is kind of a last three months update on what's been going on. Uh, Craig and I were on the phone with, uh, both the we have two. We have two attorneys or two law offices who are representing us in the case. Uh, we've been on the phone with both of those offices, uh, a lot, especially leading up to the mediation, which we did back in May 8th.

00:47:12:15 - 00:47:50:21

AW: So the entire, uh, I think 5 or 4 of us on the board⁸¹, uh, spent an entire nine plus hour day doing a mediation. Uh, and while there was not any kind of resolution, at least there were numbers thrown at this time, which my understanding is that's an improvement, at least on the first mediation. But no, the insurance companies are still pretty far apart as far as putting up the money necessary to fix the hill⁸² fix the road⁸³ on days ~~on days~~ ^{????}, you know, do what needs to be done to resolve that matter.

00:47:51:06 - 00:48:21:14

AW: Uh, since May, uh, our attorneys have done 3 or 4 depositions. Craig gave a deposition⁸⁴ which my understanding is that went pretty long. It was a pretty decent five day. Uh, you know, we've deposed folks from South Ridge. I'm sure if Dave⁸⁵ was deposed, you know, Dave was deposed. I don't I know that Robin Warren, Robin Warren went through it and then had to reschedule it.⁸⁶ Yeah, yeah. So our attorneys have been doing a lot of work.

00:48:21:18 - 00:48:52:15

⁷⁹ Mediation has failed. What year is the ? 2027? What about ORS 94.662? ... Anybody???

⁸⁰ Doing what, exactly? Who is this "we"? The same gang that in 2024 failed to protect Carino Lane despite being warned?

⁸¹ When? What board? BVH's board of directors? By May 2026 most directors had resigned! Where did all this "mediation" occur?

⁸² Does "hill" mean Lots 70, 72 and 73? If so, say so.

⁸³ Carino Lane? La Strada?

⁸⁴ And what about the rest of the association members who, together, from March 5, 2024 to the present date were either: **(a)** a bona fide director and officer of the association **(b)** a member of the association's ACC or the "Carino Committee", **(c)** a lawyer or geologist who provided paid professional advice to the association relating to Lots 70, 72 and 73 and Carino Lane?

⁸⁵ Dave who? Dave Matthews or Dave Swearingen?

⁸⁶ Robin Warren either did "it" or not. Will we ever be told? Robin failed to prevent the loss of Carino Lane.

AW: Uh, we've been, uh, putting ourselves in a strong position as we can with the insurance companies to try and force their hand. Although anyone who's trying to force an insurance company's hand knows how difficult that can be. So all that said is we've been doing a lot. Uh, South Ridge filed a motion to amend their answer to add cross claims against the HOA. So that's new.

00:48:52:17 - 00:49:26:29

AW: In the last three months, they are making allegations against the HOA⁸⁷ as well as they requested that the trial be postponed. So that Craig said trial was scheduled for July. Uh, and uh, they moved to continue that trial out. Uh, we challenged both of those requests. Uh, we definitely did not concede to it, but pretty good expectation based on our attorney's representations to us that we were going to lose that.

00:49:27:01 - 00:49:57:23

AW: And in fact, we did. The court allowed, uh, the, uh, South Ridge and then their, their answer, uh, as well as to continue the trial to November. Uh, our attorneys, uh, seem to be ready to go. They seem to be trial running on this. So, um, a couple of things we, uh, Craig, especially a lot of people have relayed that they want more information on what's going on with the ~~corona~~ Carino litigation.

00:49:57:25 - 00:50:46:11

AW: And I absolutely understand the frustration and kind of not knowing what's happening. Um, Craig and I regularly have conversations with our attorney about what can we and what can we, uh, say to the entire HOA community? Uh, in order to maintain lawyer client⁸⁸ confidences, there's only so much that can be presented. Uh, Craig has recently reached out to, uh, one of our attorneys to kind of try and put together some kind of a status update or some type of a informational sheet for the community of information that can be shared with the entire HOA community.

00:50:47:03 - 00:51:13:10

AW: Uh, and that is ongoing. I do not pretend like that's going to answer every question that everybody has, and it's just not going to, but it's what we can share while doing what our lawyers want us to do while maintaining, uh, lawyer client confidences and keeping ourselves in a strong position for litigation. So, um.

00:51:16:05 - 00:51:35:16

AW: Sincere apologies from Craig and I and from the whole board that we can't share more, but it's just that the way that it works with litigation involves entire communities of people. You know, we just have to do what's going to be best for the community here.⁸⁹ So, um.

00:51:37:18 - 00:52:07:24

⁸⁷ This is to be expected. Don't be coy what do these allegations actually say?

⁸⁸ Who is the "client" here? If BVHHOA don't rge BVHHOA members get to learn what our lawyer is doing for us?

⁸⁹ **About time!** The lot owners of La Strada and Carino have taken center stage while the remaining dues paying lot owners sit waiting to get all the costs of the Carino Lane debacle to be dumped on them at some future date. Those homeowners who can sell their home and move should have done it by now because homes aren't selling, unless you radically reduce the asking price.

AW: There was also some concerns and some comments, since we're kind of getting we're now more than halfway through the summer and we're going to start facing rainy seasons again here starting in October or November. Uh, Mr. Butler even reminded us that there's a potential for a strong Nino El Nino⁹⁰ storm system this winter. Lots of rain and lots of water. We don't want things to get worse. Uh, please do share those concerns with the entire board.

00:52:08:00 - 00:52:49:00

AW: Uh, we immediately forwarded that information and reminders along to our attorneys who are talking with our engineers⁹¹, who are talking with Southbridge. To make sure that what can be done is done about that. But ultimately, the board is going to do what our attorneys say we can do when it comes to this. We're in the middle of litigation.⁹² We all know as well as our attorneys do. And so what would be

⁹⁰ According to the NOAA, a “**Very Strong El Nino**” is now forming. That is all that was stated in a 7/12/2026 email that Mr. Butler forwarded to the board. El Nino or not, all the steep undeveloped slopes of disturbed soil must have erosion prevention measures installed by November 1, 2026 and up to April 1, 2027. See Medford City ordinances.

⁹¹ Are these the same “engineers” who, in 2024, failed to prevent the landslide on Lots 70, 72 and 73 that caused the subsequent collapse of Carino Lane in January 2025?

⁹² The board has not complied with **ORS 94.662 94.662 Notice to owners of intent to commence legal proceedings; owner right to opt out; meeting required prior to construction defect claim; meeting notices.** (1) **At least 10 days prior to instituting any litigation** or administrative proceeding to recover damages under ORS 94.630 (1)(e)(E), the homeowners association shall provide written notice to each affected owner of the association's intent to seek damages on behalf of the owner. The notice shall, at a minimum:

- (a) Be mailed to the mailing address of each lot or to the mailing address designated in writing to the association by the owner;
- (b) Inform each owner of the general nature of the litigation or proceeding;
- (c) Describe the specific nature of the damages to be sought on the owner's behalf;
- (d) Set forth the terms under which the association is willing to seek damages on the owner's behalf, including any mechanism proposed for the determination and distribution of any damages recovered;
- (e) Inform each owner of the owner's right not to have the damages sought on the owner's behalf and specify the procedure for exercising the right; and
- (f) Inform the owner that exercising the owner's right not to have damages sought on the owner's behalf:
 - (A) Relieves the association of its duty to reimburse or indemnify the owner for the damages;
 - (B) Does not relieve the owner from the owner's obligation to pay dues or assessments relating to the litigation or proceeding;
 - (C) Does not impair any easement owned or possessed by the association; and
 - (D) Does not interfere with the association's right to make repairs to common areas.

(2) Within 10 days of the mailing of the notice described in this section, any owner may request in writing that the association not seek damages on the owner's behalf. If an owner makes such a request, the association may not make or continue any claim or action for damages with regard to the objecting owner's lot and shall be relieved of any duty to reimburse or indemnify the owner for damages under the litigation or proceeding.

(3)(a) A homeowners association may only initiate or intervene in litigation or an administrative proceeding under ORS 94.630 (1)(e)(E) to recover damages for a claim regarding a matter that results from a defect as defined in ORS 701.560, or damage arising from a defect, if approved by the board at a meeting held pursuant to ORS 94.644.

- (b) The meeting held under paragraph (a) of this subsection must occur:
 - (A) At least 90 days after the homeowners association first sends a notice described in paragraph (c) of this subsection to each owner;
 - (B) After sending a second notice by first class mail with certificate of mailing; and
 - (C) At least 15 days after sending a third notice by first class mail.
- (c) In addition to the contents described in subsection (1) of this section, a notice given under this subsection must:
 - (A) State that the association believes that a defect in the common property exists;
 - (B) Provide a detailed description of the defect;
 - (C) Identify the parties the association considers responsible for the defect;
 - (D) Include the names of each board member and a method by which each member may be contacted electronically or by mail; and
 - (E) Include a warning in substantially the following form:

WARNING:

If the board decides to proceed with the proposed litigation or administrative proceeding, your ability to sell your lot in this planned community may be limited while the litigation or proceeding is pending.

If you have opinions or information that you wish the board to consider in making its decision, you are advised to contact the board promptly.

(d) The association shall send a copy of the notice by certified mail to each person identified in the notice as a party the association considers responsible for the defect. The requirement for sending notice under this subsection is in addition to the notice of defect requirement in ORS 701.565 and does not initiate the procedure described in ORS 701.560 to 701.595. [1999 c.677 §37; 2001 c.756 §18; 2025 c.578 §3]

harmful for the case and or what we're allowed to do under our own bylaws⁹³ as far as being able to remediate or force Southridge and Payne **?????** to do something really good.

00:52:49:20 - 00:53:06:16

AW: We're going to take advice and counsel when it comes to these issues, CH: not the upcoming winter. This isn't the first time that we've talked about this has been a part of the discussion.⁹⁴ Way back. Everybody was trying to get this resolved prior, and.

00:53:09:02 - 00:53:12:19

CH: So it wasn't that nobody thought about it. We

00:53:14:14 - 00:53:51:17

CH: the system can tell the insurance company. Finally come down to who's going to pay what. We just can't really do much.⁹⁵ The one other thing that I wanted to share with the homeowners that I think would come out when I actually changed right in it, is I want the homeowners to realize we're not a bunch of amateurs, that we're making decisions as employers **?????**. We're not. Everything, I guess, has to be careful about everything. I'm going to say the majority of the decisions that we have made have been through counsel as the advice.⁹⁶

00:53:51:28 - 00:54:23:26

JH: If the advice to Karina. Really? Yeah yeah yeah yeah yeah. **<<LAUGHTER>>**⁹⁷ CH: And and multiple. So we just don't come up with oh let's do this or just do that. No. We ask questions and they CH: CH: advise what we can or can't do in many cases. Uh, so, uh, for those that are worried that nothing's being done and we don't know what the heck we're doing. I agree with you. We don't. That's why we've hired for our insurance company now.

00:54:24:11 - 00:54:47:08

?: That's what the attorneys are supposed to do. That is their profession. And we have to follow, uh, follow their lead. Uh, so we're we're not making a repeating. We're not making just arbitrary decisions. Right. We are working with our attorneys. AW: I will ask for Mr. Butler to.

⁹³ Are the association's Bylaws suspended during this litigation? What about the association's Declaration, and the Oregon Statutes? What about **"Fiat justitia ruat caelum"**? This board has thrown away the statutes and Governing documents.

⁹⁴ **Bullshit.** The board fines homeowners for parking violations, fence violations, trash bin violations, but it will not enforce the Declaration's rules when it comes to Southridge's property. Read Article II and VIII. The board's spineless hypocrisy is despicable.

⁹⁵ This **"we"** are the ineffectuals who cannot do much except ignore the Oregon Statutes, the County and City rules, and BVHHA's Governing Documents, all of which are just unaccountable **"administrative hurdles"** to them, that they ignore.

⁹⁶ Craig Hansen uses his bully pulpit to endlessly repeat this inane and fatuous mantra that, even though the BVHHA Governing Documents say otherwise, the 2024 board followed alleged advice from **"counsel"** and then did nothing despite being told about the strong 2024 El Nino.

⁹⁷ **This is not funny.** It only took the board that was installed on March 5, 2024 **TEN MONTHS** to destroy Carino Lane and BVH.

00:54:47:10 - 00:54:50:02

AW: Chime in on the potential ~~whether~~ **weather** concerns was.⁹⁸

00:54:50:04 - 00:55:25:27

AW: Appreciated. Yeah. Yeah. Yeah. Because that that is definitely an issue for that particular piece of land right now, as vulnerable as it is⁹⁹. Yeah. CH: And so there is, uh, when there are actually two of our geologists now, you have Robin Warren, which was the original, but farmers, uh, at the request of, uh, our attorneys went out and hired a Portland company and he's already been down. He's reviewed and studied the hillside. Uh, he's 35 plus years of experience of doing this.

00:55:26:08 - 00:55:55:18

CH: And he talked with the different people in Portland they claim has so much more experience about slides than what we do down here.¹⁰⁰ But, um, they have taken that question and seeing whether by asking again, what is there anything that could be temporarily done now that it's been delayed till November?¹⁰¹ So we are continuing, uh, that request again.

00:55:57:25 - 00:55:58:15

CH: All right.

00:55:59:04 - 00:55:59:19

⁹⁸ AW is clearly and rapidly changing the subject and deflecting the narrative onto Mr. Butler by implying that **if Mr. Butler doesn't provide accurate weather information, the winter 2026/2027 collapse of Lots 70, 72 and 73 and Carino lane will be all Mr. Butler's fault!** It's up to the board, the ACC and the Carino Committee to read the NOAA/ENSO forecasts and stop Lots 70, 72 and 73 from landsliding this winter; **NOT ME**. All my suggestions and references to authoritative documents that described methods of preventing landslides were **peremptorily rejected** by these three agencies in 2024, and they are all to blame for the destruction of Carino Lane. The 2024 board and committees cannot hide behind unpublished and unsubstantiated legal and geological advice for which there is no documentary evidence.

⁹⁹ This fact has been known since the Amrhein geology report of 2011, and several other geotechnical reports. (*In 1984 I did work for a Johannesburg mining company that included the computerized assessment and design of dams and earthen slopes using computer programs written in FORTRAN that ran on DG, DEC, Control Data, etc computers. I've forgotten it all.*)

¹⁰⁰ In **April 2024**, did all the lawyers and geologists advise the board, the ACC and the Carino Committee **to remove the buttress on Lots 70, 72 and 73** that was installed by the Declarant in Summer 2017 and which indisputably prevented Lots 70, 72 and 73 from collapsing for the next seven winters? And, after April 2024 and the 2024 El Niño predictions before December 31, 2024, did all the same association's lawyers and geologists advise the board, the ACC and the Carino Committee to **NOT** install the means to protect the disturbed slopes on Lots 70, 72 and 73 from landslides, like the ones that these lots incurred in 2012 and 2017? The January 2025 landslide proves that all this the advice from "counsel" was worthless, and "counsel" is partly to blame.

¹⁰¹ 2026 or 2027? During which time will Oregon Statutes, County & City standards, the Declaration and Bylaws be suspended? Here's what must be done: (1) Southridge must restore the buttress m or face stiff penalties (2) Once the buttress is restored, Carino Lane must be repaired and Southridge sued for causing all the problems with Carino. The board will fine violators who fail to stain their fences, but Southridge gets away with wilful negligence.

DS: Thank you.¹⁰²

00:56:04:10 - 00:56:08:21

CH: All right. So, uh, insurance, um,

00:56:10:15 - 00:56:40:23

CH: the first thing, uh, is, uh, our liability and director and officers insurance, which called ~~BMO~~ **D&O**, uh, has been all paid for and started back in the main, uh, under homeowners. Um, in the insurance folder, there is a certificate that shows our coverage. Uh, we also have quarterly standards. Yeah. Okay. Yeah.

00:56:40:25 - 00:57:20:27

CH: So the homeowners get the certificates. The board gets more information, and that's just the way AMS handled them. Now I'm going to get to the complete policies, which is one of, uh, Mr. Butler's questions.¹⁰³ Uh, but, uh, the standard reporting has been paid for. And again, I mentioned earlier I had to get the money quickly. So I have used reserve that Andrew¹⁰⁴ countersign. Um, and, uh, that isn't posted yet on AMS, but we do have the certificate now, and, uh, we have budgeted up to \$4,000.

00:57:21:08 - 00:57:55:07

CH: Uh, came in much better than anticipated. It was \$1,338, and that was for three years. And, uh, we had to extend farmer's¹⁰⁵ coverage because the minute we got not renewed, you didn't get automatic coverage back. Uh, so that's been done. The certificate should be posted as I get it to, um, uh, Samantha, she will give it to, uh, who's in charge up there, and it will be posted.

00:57:55:18 - 00:58:27:10

CH: ~~Um,~~ and that's also required one coverage that we had talked about, but we haven't decided yet. And that is a ~~prime~~ **crime** policy,¹⁰⁶ and I don't remember the full term for it, but it does require it. ~~Um,~~ so we have gone to, uh, our local agent, uh, uh, at progressive met ~~progressive~~ **protectors**¹⁰⁷, and he started the process. I did sign the claim.

00:58:27:12 - 00:58:39:17

¹⁰² For what? This obsequiousness is nauseating.

¹⁰³ They would have preferred to withhold the policies if Mr. Butler had not asked for them.

¹⁰⁴ Andrew Wilson, the treasurer.

¹⁰⁵ Farmer's Insurance policy 2025 to 2026, but not the 2024-2025 policy?

¹⁰⁶ What is a "prime policy"? This probably refers to the "crime policy" recommended by AMS earlier this year. This policy document is in AMS's Portal.

¹⁰⁷ Protectors Insurance LLC, Medford. So far all this is vague and incomprehensible.

CH: Uh, excuse me, I signed the affidavit last week. So that is in process, and that certificate should be available for posting.

00:58:39:19 - 00:58:40:22

JH: And how much was this?

00:58:40:28 - 00:59:11:29

CH: Uh, that ended up just being about \$1,000. So at the moment we had. Oh, and the other thing that I wanted to talk about, budget related to Dana¹⁰⁸. So for those on the landscaping, we had budgeted a higher amount, not knowing which budget being in the committee was going to take. We had Budgeted for the middle budget. We took the lower budget thinking we could save the choice of money.

00:59:12:01 - 00:59:28:01

CH: The good news is when we had to go to, the new contract was more expensive. That was within the budget. We actually had already saved. So we don't have to redo that one. ?? Um, another quick question. Yes.

00:59:28:11 - 00:59:30:21

?: The crime and process.¹⁰⁹

00:59:30:29 - 00:59:31:14

?: The.

00:59:31:16 - 00:59:35:03

?: AMS required.¹¹⁰ Is that something we've never had before is an HOA.

00:59:35:13 - 01:00:06:22

CH: ?: So originally our policy with farmers was an all inclusive. You had liability. You had to include that. Yeah. You had to do that. I've had it. Had everything okay? Okay, I'll have a minute. We had to because we were discontinued and because of the lawsuit, we now had to go to high risk companies. And now they sell to you by pieces. Oh, okay. And so we had to buy. Buy pieces. The crime one was one that was on our list. Yeah, we talked about that. Yeah, but we did last time.

01:00:06:24 - 01:00:28:21

¹⁰⁸ And so????

¹⁰⁹ What is "crime and process"? The crime policy is in AMS' Portal.

¹¹⁰ In that case AMS should pay for it.

CH: ??: At the time. Yeah. And we hadn't gotten around to saying, okay. Because we just had so many other things. Uh, but, um, I went ahead because we had discussed it. We had budgeted for the potential of it. Uh, it is in process. It's around \$1,000 in \$1,008. ??: Something that makes sense.

01:00:28:23 - 01:00:31:15

?: What Andrew said this for maybe clarification to other.

01:00:31:17 - 01:00:32:12

?: Homeowners, because I.

01:00:32:14 - 01:00:48:16

?: Didn't certainly didn't understand it that that apparently the original insurance policy can correct me if I'm wrong. Like you just said, had a lot of these inclusive benefits. <<LAUGHTER>> Craig said that. But yeah. Yeah, okay. That was more about that.

01:00:48:21 - 01:00:49:06

?: I did I.

01:00:49:18 - 01:00:56:04

?: Will you actually commented on it but that's good. So anyway, so apparently there was a little more coverage.

01:00:56:06 - 01:01:14:26

?: And now since we've had like you just said, we've had to go to a higher risk because of the carino thing¹¹¹. I assume it's created a higher risk. And so we're having to buy some of these accessories to our insurance policy

01:01:16:15 - 01:01:47:21

?: as extras this time. Okay. Because I know on my homeowner's policy, I had to go in and for an extra \$25 a year, I was able to buy an extra that covers. If there's any big assessments to the homeowners, you can get extra coverage. And it wasn't very expensive. So. So that's one of those add ons that you're that you're talking about.

01:01:47:23 - 01:02:13:28

CH: Okay. As long as you've mentioned, I've shared this with many people over the last two and a half years.¹¹² But if you haven't thought about it, check with your insurance agent and you've got to get them

¹¹¹ The "Carino thing" can be assumed to refer to the January 2025 landslide on Lots 70, 72 and 73 after Southridge **(a)** removed the buttress on them in April 2024 and **(b)** refused to install protective measures on these three lots before the 2024/2025 winter. This landslide caused the collapse of Carino Lane.

¹¹² Really? When and where was this "shared" and withwhom?

to look because they don't know what's available. But you can get, uh, uh, assessment coverage, uh, on your homeowner's policy. Uh, should the HOA have to make a special assessment now,

01:02:15:16 - 01:02:47:16

CH: you have to be covered under your policy, right? You know, they can assess for something like, uh, the moon falls right there. Yeah. And stuff. Oh, yeah. Right. Right, right, right, right. <<LAUGHTER>> There is quite a bit more. Yeah. Um, like the, uh, all the insurance is paid for and, uh, for the next year, uh, it was, uh, \$17,000 under budget. So we're we budgeted for 20.

01:02:47:23 - 01:03:22:08

CH: Uh, we are under budget, uh, right over what we want. Oh, and the other thing that I wanted to share is that, uh, ~~AMF~~ **AMS** and I have already talked, and they have made connections with a insurance agent that specializes in homes.¹¹³ So we already have the process started for our renewals. See if we can get better rates and stuff. Yeah. See what he can do. And the last time he started in October and barely made it by the end of the May.

01:03:22:10 - 01:03:56:03

CH: So we're already working on the next renewal. We have a motion to post them.¹¹⁴ Oh, it's a different motion. Okay. ???: Mr.. Mr. Butler has requested that, uh, the whole policies did not just the certificate pages of the declaration pages. So I just wanted to ask if anyone had an issue on the board with that, putting the whole policy up. I can't think of a reason not to, but I, CH: you know, and, uh, I know that Mr.

01:03:56:05 - 01:04:07:14

CH: ~~Button~~ **Butler** and I don't always agree, but there's one thing I really do agree on. And I told you after my fire, I read the whole ~~poem~~ **policy** and you need it. You read it. <<LAUGHTER>>

01:04:09:14 - 01:04:39:26

???: And I can vote on that if you want. Sure. CH: Uh, Samantha just need the approval of the board.¹¹⁵ So I motion that we post the liability and the ~~No~~ **D&O** Uh, insurance, uh, on the homeowners, uh, side of the portal. I, I I'm in favor of a second. Everyone should have access. Yeah. Okay. All right. I'll send Samantha. I'll send you a copy here.

01:04:39:28 - 01:04:41:08

¹¹³ Homes or HOAs?

¹¹⁴ This is an unnecessary issue. The AMS portal has a document folder titled "Insurance". QPM and CPM, published the 214 page 2024-2025 Farmers policy 60707-77-08. Insurance policies are not in the protected document categories in ORS 94.670(9). This is yet another **deflection** by the board to **stigmatize Mr. Butler**; it shows that Mr.Hansen possesses an unwelcome and unwanted behavioral trait, like many of the recent and past board members possessed.

¹¹⁵ No Samantha does not. An insurance policy is not a document listed in ORS 94.670(9)(b). Why was the "Insured" in Protectors policy 0100446825-0 of 6/11/2026 named as "Bella Vista Homes Homeowner's Association **3101 Capital Ave Medford OR 97504**" that is not the address of BVHHA?

CH: And next day we'll talk.

01:04:42:04 - 01:04:42:19

SAM: Perfect.

01:04:42:21 - 01:04:43:06

CH: Thank you.

01:04:44:27 - 01:05:24:15

CH: Um, next. So we talked about that action. We got the resolution. Yeah. Now we got some resolutions. So one of the things, and, uh, I may have semantic, uh, maybe I can have you pop in on these. Uh, we have four resolutions. Uh, it makes it easier for, uh, ~~ams~~ **AMS** to follow through with if data tend to violation. What is the process right now? Every time they have to do something, then they got to go back to him, and it's got to be approved and it's got to go back and forth.

01:05:24:17 - 01:05:54:06

CH: These resolutions are to speed things up on their end, which in essence will save us money because the last time they're going back and forth, the less time it cost us see things, nothing. ?? And it just creates a system of problems. Yeah, right. Creates uniformity. Yeah. It's good. Yeah. Yeah, absolutely. Like for all homeowners. Yeah. JH: So is that what we're looking at? CH: Do you want to just go real quick? Open the electronic Notification. Why do you need it?

01:05:54:08 - 01:05:56:01

JH: Yeah, I know how it works.

01:05:56:08 - 01:06:06:04

SAM: Right. So the electronic notification resolution just authorizes notices to be transmitted electronically to homeowners. ¹¹⁶ Um.

01:06:08:10 - 01:06:29:20

SAM: The board still has the ability to have us mail as well. Um, but this just makes it more cost efficient to be able to send notices and updates and whatever else, uh, via electronic versus through the mail. Okay.

01:06:30:00 - 01:06:50:04

CH: Okay. So if anybody's good, I'm just going to motion that we, uh, cut that resolution. I'm sorry. All right. Okay. All in favor? Aye aye aye. Okay, so we approve number ¹¹⁷. JH: I'm not sure on that because what about the people.

¹¹⁶ On March 15, 2014, the board published a "Memorandum of Action" published the association's "*Electronic Communication/Voting Procedures*" that remain in force. The discussion that follows is superfluous as is AMS's "electronic notification resolution".

¹¹⁷ The board had two legitimate members (Hansen, Wilson) so it was not quorate. Henderson & Swearingen's votes were invalid.

01:06:50:06 - 01:06:52:10

JH: Who don't have computers.

01:06:52:23 - 01:06:58:24

?: Samantha Kurtz ????? I'm wrong. There's something in there a lot of people to continue requesting now, right?

01:06:59:04 - 01:07:20:13

SAM: That is correct. Yes. You can opt out of the electronic notification. Meaning. So what we'll do is we'll send out electronic or via electronic and then mail to remaining. So anybody that we don't have an email address for or opt out of receiving electronic notification will still receive mail.

01:07:21:07 - 01:07:45:23

?: Okay, so for Judy, I'm not sure if you saw it. I think you were on the email for it, but it was a little bit ago. All four of these resolutions were sent to us like ten days ago or so. I know I had a chance to look at it, I think I did. Do you guys want me to print out a copy for you? And maybe we can do an executive session, which gives you just chance to read it before you vote on it. Yeah.

01:07:45:28 - 01:07:48:29

JH: I don't recall getting anything like this.

01:07:49:01 - 01:08:20:15

?: Okay, I did. Uh, so if we were around at the same time. Yes. In the board. I do have four. I don't have extra. AW: Why do we have to just go through the four resolutions, kind of explain to everybody what they are. Okay. And then we'll give. I read them and correct them already. We'll give you I have a review that I'm either okay. And then we can come back in kind of near the end of our 7:00 timeline and and vote on. Okay. Okay. Perfect. Okay. So Samantha was going to take it through the other three.

01:08:20:18 - 01:08:33:05

SAM: Okay. The fair housing resolution. This just provides owners with a process of submitting a reasonable accommodation request. Um, this is not. We are not asking for

01:08:34:29 - 01:08:48:10

SAM: a reason why you need a medical accommodation. We are just. It's just it's easier for owners to get a reasonable accommodation approved by the board. Um, so this

01:08:50:05 - 01:09:00:19

SAM: I mean, I could provide examples if need be. But, um, but it benefits owners more so than anybody else. Just put it that way. Yeah.

01:09:01:24 - 01:09:05:03

?: Um, one that somebody had was,

01:09:06:21 - 01:09:44:05

?: was his resolution asking for your personal medical information? It wasn't. It could be a doctor. My doctor's letter says I need a ramp in the front of my door. The ramp isn't approved by the ATP ACC. We accept the letter from a doctor, but we don't. We don't access their medical information. AW: Not that this is legal advice for the board, but I do share housing litigation and it's word for word what the statute allows you to ask for and what kind of is required to be shown to get the accommodation approved.

01:09:44:24 - 01:09:58:01

?: And that would be in the Fair Housing resolution. Yes, exactly. Almost. Word for word. Yes. That should be a good option. No, no. Uh, okay. At the next one.

01:09:58:25 - 01:10:29:23

SAM: Fine. Enforcement resolution. So this was mentioned earlier in the meeting. Um, this outlines the process that the association, the board AMS will follow when enforcing violations and use restrictions. Um, so it just outlines that you're going to see if a violation is reported, you're going to receive a friendly reminder you have 14 days to respond and or rectify the situation.

01:10:30:12 - 01:10:50:00

SAM: If no compliance¹¹⁸ has been made within those 14 days and it's reported to us again. You'll get a notice to correct, which allows you another 14 days before you are fined. Um, it also goes over the appeal process. Um, if you are fined.

01:10:53:24 - 01:10:57:18

SAM: And so it's going to, uh,

01:10:59:07 - 01:11:05:15

SAM: bring the cost for the associated association down a lot by having this resolution in place.

01:11:07:26 - 01:11:24:19

SAM: Just because we're able to once the board or the compliance committee,¹¹⁹ a committee report something to us, we don't have to go back and forth via email or phone conversations. We can just go to the next step.

01:11:25:25 - 01:11:26:13

Perfect.

01:11:26:16 - 01:11:36:13

¹¹⁸ What **EXACTLY** does the board want the homeowners to comply with?

¹¹⁹ What is the "compliance committee". When was it established. What does it do? Who are its members? Where are its rules?

JH: Do you have, uh, it it seems to me that Liz had worked on something that listed out.

01:11:36:15 - 01:11:37:14

JH: Exactly.

01:11:37:16 - 01:11:53:00

JH: How it went, that you would find this, that the interest rate was stiff.¹²⁰ If you didn't pay that, this would be collected. Do you have all that? With regard to our homeowner's insurance, how that process goes and interest rates and when they'll be charged.

01:11:53:02 - 01:11:57:15

AW: You need for our policy for financial planning.¹²¹ Yes.

01:11:58:08 - 01:12:03:27

JH: Because I remember Liz putting together something regarding that because we.

01:12:03:29 - 01:12:08:10

AW: We've we've had a fine schedule that we inherited.

01:12:08:12 - 01:12:17:12

It. Did we ever but we never did come up with interest rates, did we. On charging for every day that they don't pay. They would charge so much interest.

01:12:17:14 - 01:12:24:19

CH: Yeah. And that is related to what the one I know about is our monthly assessment. If you were late, then there's a.

01:12:24:29 - 01:12:27:21

JH: You know, I'm talking about for, um.

01:12:27:23 - 01:12:28:16

CH: Regular clients.

01:12:28:18 - 01:12:29:03

?: Regular.

01:12:29:09 - 01:12:45:29

¹²⁰ See Declaration 2.47, 5.5, 8.8.

¹²¹ What is the "policy for financial planning"? Where is it published? What does this policy actually do?

AW: Violations and whatever the same schedule that we have that Laura is going to be putting back into a format that we can adjust. It does address the ~~fly~~ing **filing?** schedule in relation to ACC type violations.¹²²

01:12:46:01 - 01:12:48:21

JH: Because right now we've got old interest rates.

01:12:48:23 - 01:12:49:12

AW: And I.

01:12:49:14 - 01:12:49:29

AW: Think.

01:12:50:01 - 01:13:02:24

AW: That I think what you're referring to is what Craig just said. It's in reference to if they don't pay their monthly dues then there's some there. It's it's a different fine schedule.

01:13:02:26 - 01:13:07:08

JH: Yes. But there is a fine schedule for non-compliance.

01:13:07:12 - 01:13:08:01

AW: Yes.

01:13:09:06 - 01:13:22:19

JH: Have we updated that with regard to if after X number of days you have not corrected, you will then be fined so much per day? Yes. That is straight up.

01:13:22:29 - 01:13:33:13

¹²² The AMS Portal does not contain an "ACC type violations" document that a homeowner can easily understand..

AW: Well, I don't know if it mentions interest rates but. Yeah, but it we do have that, that Laura's working¹²³ on the fine schedule that we inherited.¹²⁴

01:13:33:18 - 01:13:37:16

JH: Okay. Does that mean that needs updating by the board.

01:13:38:28 - 01:13:45:15

AW: That'll be something down the road. ???: That would be, you know, if it has that the interest rate listed down in the collection resolution.

01:13:46:03 - 01:13:48:00

SAM: Um, it does not know.

01:13:48:25 - 01:13:49:10

???: Okay.

01:13:51:19 - 01:13:52:22

JH: And that needs to be.

01:13:52:25 - 01:14:05:24

AW: We have to check the blues Bylaws and see what that was. ???: Well, it does hear that very shortly, but this is for late payments. Monthly payment of funds.

01:14:06:13 - 01:14:07:28

JH: Yeah, I'm not talking about that.

01:14:08:15 - 01:14:10:27

???: I mean, the interest rate listed here is 12%.

01:14:10:29 - 01:14:12:06

???: Okay. Yeah.

¹²³ Laura gets involved in lots of activities. She's being doing this since Crystal Lake Management installed her on a worthless, non-statutory, Transitional Advisory Committee ("TAC") with Deanna Cornet on June 5, 2019 after which, Laura, Deanna and Charles Kief failed over the next FOUR YEARS to do anything () worthwhile before Turnover on March 5, 2023. FOUR YEARS! Perhaps this is what CH refers to when he said "we got nothing on 3/5/2024", or words to this effect. On June 20, 2024, Laura joined the Carino Committee with Paul Faubion ***after she had already, through her contacts,*** spoken with a State and a Medford City Official about "Carino Lane", and the Medford city emergency manager, and an Oregon State official with land conservation. Also, on June 20, 2024, Laura commented that *"not doing anything could make the HOA liable."* Then, for the rest of 2024, the board, the ACC, the Carino Committee, Laura, and Southridge builders, altogether, with advice from the board's attorney and the board's geologist DID NOTHING! The ineffectualness of all these participants who were involved in the "Carino thing" is farcical.

¹²⁴ "inherited" from whom? How long ago?

01:14:12:25 - 01:14:34:21

AW: We actually have two different things there. ?? There's fines and enforcement. Well, the final enforcement resolution is the process. And then in there, it says that collection of those fines will be done pursuant to the collection resolution. Oh, yes. I think Samantha can tell us about right now, but I was just looking at the next one, the collection resolution. And it's got a 12% interest rate. Okay.

01:14:35:02 - 01:14:36:29

?: Yeah, I got it. It is in there.

01:14:37:26 - 01:14:41:14

JH: Is that for non-compliance or is that police ~~police~~ ???? ?

01:14:42:14 - 01:14:50:27

SAM: So the collection resolution is going to cover any a balance owing on the account, whether it's a monthly assessment or a fines. 125

01:14:52:23 - 01:14:53:08

JH: Okay.

01:14:53:10 - 01:14:53:25

Yeah.

01:14:54:16 - 01:14:55:27

?: Okay. All right.

01:14:57:08 - 01:15:08:20

SAM: So and that's what the collection resolution goes over. It just outlines the process that we're required to follow in collecting past due assessments. 126 Um or balances owed.

01:15:10:11 - 01:15:10:26

¹²⁵ Overdue General Assessments are different from violations of the Declaration, the Bylaws, or the "Design Guidelines" [that do not even exist!]. However, Oregon Statutes and BVHHA's Declaration and Bylaws already define the rules by which both categories of reimbursement assessments can be collected. Why, after twelve years, is this matter being discussed?

¹²⁶ This so-called "*collection resolution*" cannot supersede the Declaration and Bylaws which remain paramount. Changes to the association's Declaration require an affirmative vote of 75% of BVHHA members (Declaration 13.1). Changes to the association's Bylaws require an affirmative vote of 51% of BVHHA members [Bylaw 6.6(b)]. Oregon Statutes Chapter 94 starting from 94.630, and elsewhere, define the rights of an association to collect assessments and impose charges for late payment of general assessments. 94.635(12) require **the association Bylaws** to define the manner of collection of assessments. ORS 94 elsewhere also defines the administration of assessments, Bylaw 3.14(b), and elsewhere in the Bylaws and the Declaration, define collection of assessments and enforcements. Since Judy Henderson resigned irrevocably on June 3, 2026, her signature on the "*collection resolution*" is invalid; this makes the "*collection resolution*", and all the three other resolutions, invalid.

Okay.

01:15:10:28 - 01:15:15:28

?: Okay. All right. All right. We'll take a look at those when we call a quick guide

01:15:17:23 - 01:15:23:08

?: slash executive session.¹²⁷ CH: So let's let's just do.

01:15:27:26 - 01:16:04:23

CH: What we want to talk about the potential of receivership when we only have, you know, if we don't have enough board members. Now, the question is, do you want to go into executive session to discuss these policies real quick and then come back out? Or should we do let's do this and then we'll yeah. And then we'll do the find and policy later. Okay. So what we're talking about now is, uh, making sure that everybody understands why we need a full board or at least three board members to have a quorum.

01:16:05:23 - 01:16:27:21

CH: And we have struggled every year.¹²⁸ We've had to work at making sure that we don't go into potential receivership. If we only have two board members, it does not mean we go into receivership¹²⁹, but it gives the opportunity for one finance company to set the

01:16:29:08 - 01:17:03:15

CH: process of Having the HOA go into receivership, which is the courts would then appoint probably an attorney to then manage our HOA and we would have to pay for that. The other problems with two members is we can't do anything, we can't change the budget, we can't spend reserve money, we can't add added expenses. Right. It needs three board members to make any of those decisions.¹³⁰

¹²⁷ What is a "quick guide slash executive session"? Executive sessions must comply with ORS 94.642; the board regularly fails to do so. **Please read ORS 94.642.**

¹²⁸ On **3/5/2024**, the Declarant turned over responsibility of management of BVH to the association. A five person board was installed. BVH HOA paid \$1200 to a Portland lawyer to draft the "Second Amendment to the Bylaws" dated **3/5/2024**. Two members were to be termed out at the 2024 Annual Membership Meeting ("AMM"); they were Craig Hansen and Ed Guerrero. There was no 2024 AMM so Craig Hansen and Ed Guerrero illicitly remained on the board and, by doing so, they destroyed the method defined in the "Second Amendment to the Bylaws" of "staggered" terms to maintain continuity of a quorate board. Subsequently, by December 2025, all the original board members that were installed on **3/5/2024** resigned except Craig Hansen who continued in the role of an illicit board president. One person - Paul Baker - who had been an association member since 2021, was surreptitiously appointed to the board sometime before **10/7/2025** but he left the board by **1/12/2026** and sold his lot in March 2026 to live at 4639 Hathaway Drive, Medford.

¹²⁹ Yes it does: "**ORS 94.642 Receivership for failure of homeowners association to fill vacancies on board of directors. (1) Subject to subsection (2) of this section, if a homeowners association fails to fill vacancies on the board of directors sufficient to constitute a quorum in accordance with the bylaws, an owner or a first mortgagee may request the circuit court of the county in which the planned community is located to appoint a receiver to manage the affairs of the association.**" "Vacancies" are defined in Bylaws 3.3, 4.3. Board appointments require a quorate board.

¹³⁰ Bylaws 3.3, 4.3 needs three legitimate board members to appoint a board member, and every other board appointments.

01:17:03:17 - 01:17:34:07

CH: So it's it's really important that we have people running for the board, you know, and I, I don't know what to do. I think we've all had different things. Um, but for those that are out there and I'm open to some ideas, uh, how do we get more people involved?¹³¹ but Samantha can fill it in about what receivership is. Um.

01:17:34:29 - 01:17:36:01

CH: It is real.

01:17:37:25 - 01:17:39:04

CH: Samantha, are you there?

01:17:39:15 - 01:17:40:25

SAM: Yep. I'm here.

01:17:44:11 - 01:17:49:21

Can you comment what I'm trying to share with people about the need to make sure we have adequate board members?

01:17:49:23 - 01:18:09:03

SAM: Yes. So what is receivership?¹³² Receivership is when they're like Craig said, there's not a quorum of the board present to make decisions. And this is operational,

01:18:11:01 - 01:18:20:29

SAM: um, day to day operational decisions. Um, so if that is not available, basically

01:18:22:16 - 01:18:50:20

SAM: legal counsel, the association's legal counsel will take over the offer, the day to day operations of the association until there is a quorum of the board. Now, I think, um, sometimes owners confuse receivership with just doing away with the association altogether. They're two separate entities. Um. Both are.

01:18:54:06 - 01:19:08:03

SAM: Very expensive to do most of the time to, um, resolve or get rid of the association with that typically does not go through um,

¹³¹ The board must start complying with the Oregon Statutes, BVHHA's Declaration and Bylaws, and start obeying these mandates rules to the letter of the law before sending out any more violations and compliance fines. Then, as discreetly as possible, ask all those board members and volunteers who resigned since March 5, 2024 why they did.

¹³² **Don't listen to what AMS says about receivership; read this:** <https://www.chdblawn.com/understanding-hoa-receiverships/> and ORS 94.642. BVHHA now qualifies to apply for receivership because there is no evidence of a quorate board.

01:19:09:23 - 01:19:28:08

SAM: but receivership can. And there's a process that has to be done, um, for the association to go into receivership. And it's, it's very costly. So it's just easier if people just volunteer their time to be on the board.¹³³ It doesn't take

01:19:29:27 - 01:19:31:06

SAM: much of your

01:19:32:27 - 01:19:41:16

SAM: personal time outside of work or retirement to be a board member. Um, there's no.

01:19:42:00 - 01:19:43:03

?? Active walking.¹³⁴

01:19:43:05 - 01:20:07:29

?: Time. <<LAUGHTER>> SAM: You know, when there's not an active lawsuit going on.¹³⁵ So monthly, I would say maybe three hours, tops, with the board meeting. Well, maybe outside of the board meetings. Um, it is and it's not that hard to do. Plus, you have say on what goes on with the association and where your money is being spent.¹³⁶

01:20:12:02 - 01:20:46:18

JH: And the problem with that is we've been trying to get people involved for 12 years¹³⁷ and we can't. And so far, so far in the last two and a half years since we took over, we've had nine different board members.¹³⁸ We have no continuity. We have no one from outside of a few people who have been involved for years. Interested? And so what do you do? You have a board, but from what I can gather, come December, we're not going to have a board.

¹³³ And steer BVHHA right off a cliff like the ineffectual "volunteers" did from 3/5/2024 to 1/30/2025 to Carino Lane!

¹³⁴ The situation in BVHHA is not funny: (1) the Carino/Southridge litigation has not been published according to 94.662; (2) the board has indicated that financial records are in an incomplete state; (3) directors and officers resign at an unsatisfactory rate; (4) rules and bylaws are ignored, etc., etc. These circumstances are not conducive to completing the creation of a PUD in accordance with the Declaration. There is too much laughter and interruptions and a lack of parliamentary procedure in the board meetings.

¹³⁵ Samantha's comment is not helpful. The "active lawsuit" has not been formally announced as defined in ORS 94.622?

¹³⁶ Only gullible persons would believe this.

¹³⁷ 12 years is an exaggeration! The declarant left on **3/5/2024**; less than two years and four months ago. An elected board existed until Carino Lane collapsed after the January 2025 landslide. Then board members started resigning. Of the original five board members, by January 2026 only one remained: Craig Hansen, who should have been termed out by **December 2, 2024**! Why did so many resign and why were proper elections **not** held in 2024 at a legitimate Annual Membership Meeting ("AMM")?

¹³⁸ What did all the people who resigned give as their reasons, if any?

01:20:46:20 - 01:20:47:06

?: Well.

01:20:48:18 - 01:20:50:10

?: It's going to be on Craig. ¹³⁹

01:20:50:12 - 01:20:52:13

?: Okay. This is where we changed that.

01:20:52:15 - 01:20:56:13

?: Into a call to action. Judy, where we say, guys, please come join us.

01:20:56:16 - 01:20:57:01

?: I mean.

01:20:57:03 - 01:20:58:01

?: So much thanks.

01:20:58:03 - 01:20:58:18

?: To.

01:20:58:20 - 01:21:05:10

?: David and to Judy for agreeing to stay on through the end of the year. ¹⁴⁰ I mean, really important to allow.

01:21:05:25 - 01:21:06:15

?: You know, the board.

01:21:06:17 - 01:21:16:12

¹³⁹ Craig gets termed out by **2/12/2026**. Most BVHHA owners do not know who is on the board, and what the board members' terms of service are, and what each board member's role is. Judy and all her secretive pals only have themselves to blame for this. It is pointless to join a board when so many incompetent people are determined to run the show with no regard to the Rule of Law.

¹⁴⁰ **Judy resigned irrevocably on June 3, 2026**. David Swearingen could not be appointed to the Board because the Board only had two members after **Liz Hamilton resigned irrevocably on June 17, 2026**, and the two-member board (C. Hansen and A. Wilson) is not quorate; a situation that persists to this day. However, the non quorate board could call the Annual Membership Meeting from September 2, 2026 onwards. **BUT THEY WON'T**, because they want to remain permanently on an illegitimate board.

?: To continue acting before we can do another election. Right. And hopefully try and get a couple more people on board. Craig and I definitely want people on here.¹⁴¹

01:21:16:14 - 01:21:26:20

?: We would. JH: Why are we all on the board now? Because nobody would step up. So we did okay.

01:21:26:24 - 01:21:30:18

?: We're trying to talk people into. Now on the board.

01:21:30:20 - 01:21:39:02

JH: We have been transparent.¹⁴² JH: We have been trying and trying to try and but we don't face reality. I mean, we've got to face reality.

01:21:39:12 - 01:21:45:18

AW: The reality is either have board members or there's a possibility of this going into receivership.

01:21:45:20 - 01:21:46:05

?: Right.

01:21:46:07 - 01:21:46:22

AW: And that's.

01:21:46:24 - 01:22:10:22

AW: The reality. JH: Maybe, though, it isn't the worst thing to go into receivership for a period of time.

Because every time we turn around, I swear to God, it's like this dark cloud is so close.¹⁴³ Insurance management companies. People getting on the board ; legally. What we can and can't do. Maybe that isn't the worst thing.

01:22:11:27 - 01:22:46:17

CH: Well, I will say that in the study I did. They estimated the cost of the homeowners and receivership isn't like, okay, you got to do it for a year. Receivership is it could be somebody calls it. And within a month we managed to get enough board members and they don't have to. But if it turned over and you can't get board members \$100,000 a year over and above what we're already paying for everything else

¹⁴¹ Who is talking here? The illegitimate board could call the Annual Membership Meeting ("AMM") at a date on, or after, Wednesday September 2, 2026. See Bylaws 2.3. The last permissible date for a 2026 AMM is **December 2, 2026**.

¹⁴² **NO YOU HAVE NOT!** The board and its hired managers (QPM, CPM and AMS) have repeatedly withheld information, contrary to ORS 94.670. Since 3/5/2024, the board has had secret meetings, and fake executive sessions that do not comply with ORS 94.644. And AMS's Portal is a model of opacity.

¹⁴³ What is JH talking about? JH resigned irrevocably on June 3, 2026. Then Liz resigned irrevocably on June 17, 2026. This left C. Hansen and A. Wilson which was not a quorate board.

that would have to be paid by homeowners. ??: And to make it clear to everyone that's an ~~astronaut~~ **estimate**, a board member, not a quote.

01:22:46:19 - 01:23:08:05

?: Yeah, we're trying to express it's expensive. CH: Yeah, but the need for involvement. And we had letters defund the HOA. You know, all these different things.¹⁴⁴ People don't realize the HOA is tied to our homes. Yeah. All right. It's important I made a statement I think, a long time ago. Failure of the HOA is not an option.

01:23:09:03 - 01:23:10:11

?: I mean, it isn't.

01:23:10:24 - 01:23:12:20

?: Just don't do it anymore. Lock the door.

01:23:12:26 - 01:23:13:11

?: I.

01:23:13:13 - 01:23:30:19

?: Agree. So if you're interested in being on the board next year, please talk to me.¹⁴⁵ Talk to Craig. I know when, Craig. We went out to dinner together¹⁴⁶ and we talked about all the things. I'm happy to do. The same talk. Could you. Do you talk to David here? Let's let's.

01:23:30:21 - 01:23:31:17

?: Let's get.

01:23:31:26 - 01:23:33:18

?: People involved.

01:23:33:20 - 01:23:34:23

JH: Yeah. It's no joke.

01:23:35:06 - 01:23:36:25

?: Hard decisions are going to have to be.

01:23:36:27 - 01:23:49:23

¹⁴⁴ "different things"? A few anonymous letters from whom? The individual board members? Exactly what is CH talking about?

¹⁴⁵ WHO IS "me"? IF YOU'RE NOT A BOARD MEMBER! WHY IS THIS "me" EVEN TALKING?

¹⁴⁶ This sounds very cozy, whoever is saying it.

JH: Yeah, we're. We could be in serious trouble. Yeah. And and it's not just. Oh, God. Okay, guys. You know, come and join the board.¹⁴⁷ This is going to hit you in the pocketbook big time.¹⁴⁸

01:23:50:08 - 01:23:58:12

SAM: So maybe you're talking about paying an attorney an hourly rate to manage your association, right?

01:23:58:19 - 01:24:09:06

JH: Right, right. Yeah, that's what we're saying is we're, you know, talking big money. Yep. So we've got we've got to get some support. So yes.

01:24:09:20 - 01:24:20:02

?: And unfortunately I'll throw this out I caught it on time and I'll throw this down. Unfortunately we as homeowners because I've been here since 2014. Is is that

01:24:21:22 - 01:24:56:00

?: the Carino incident¹⁴⁹ is not something every homeowner's association experiences, and that has complicated the board and the work and so forth immensely, which hopefully will eventually be resolved one way or another¹⁵⁰ and we can move on with our lives. And so that that has been an unfortunate, time consuming situation that most HOAs don't have. Right. ?: And so we were we were ready for our the three hour outside of board meeting.

01:24:56:19 - 01:25:00:10

?: That's in a non carino litigation world. But hopefully.

01:25:00:14 - 01:25:00:29

?? That. <<TALKING OVER EACH OTHER>>¹⁵¹

01:25:01:10 - 01:25:32:18

¹⁴⁷ Nobody can just “*come and join the board*”. The Bylaws are clear: a board member must be elected at the AMM, or appointed by the majority of the votes of a legitimate, quorate board. Why, since December 2024, did so many board members resign?

¹⁴⁸ What improvement will an board consisting of an incompetent, self-selecting, clique make to BVHHA?

¹⁴⁹ The “Carino Incident”? How euphemistic! Tell it like it is: in April 2024 the newly appointed ACC failed to stop Southridge from destroying the buttress on lots 70, 72 and 73 that the Declarant installed in Summer 2017 and which supported Carino Lane **for the next six winters** and prevented a landslide on Lots 70, 72 and 73. Then the board, the ACC and the Carino Committee failed to enforce Southridge Builders to comply with City of Medford ordinance MMC 10.929 to 10.933 “Hillside Ordinance” that defines “MMC 10.931(6) General Standard for Erosion Control”, even though the Declaration gives the board ample enforcement powers.

¹⁵⁰ REALLY? “hopefully”? With a “Very Strong El Nino” now developing in mid 2026, like El Nino did in 2016?

¹⁵¹ The practice of **not** following some semblance of parliamentary procedures is unacceptable.

CH: Will be that will be eventually resolved one way or another. It wraps up next year.¹⁵² Let me put it that way. So anyway and it has taken its time because as I said over and over again, they¹⁵³ hand it over to being joined HOA . But guess what? It was going to. A holiday. Holiday. Holiday. Hollywood set. And you walk through the door. This beautiful motel. And you found out it was just a facade. We literally had nothing.¹⁵⁴ Yeah. Okay. Okay. Let's move on. It has been a bunch of work.

01:25:32:20 - 01:25:49:16

?? Yes. Okay. Thank you. CH: Um, so we've been talking about the newsletter that, uh, Judy has been writing up, and I'm going to let you take your suggestion.

01:25:49:24 - 01:26:11:12

JH: Yes. Um, I am no longer going to be doing the newsletter. Um, it has gotten too political.¹⁵⁵ There's too many channels that have to be gone through to get everything approved in the right way. So in the

¹⁵² What “wraps up” next year?

¹⁵³ “they” = the Declarant who announced Turnover within the statutory time, but the Transitional Advisory Committee was useless.

¹⁵⁴ **LIES.** The Declarant warned the association members about Turnover at the 2023 AMM on December 12, 2024. If the Transitional Advisory Committee (“TAC”) (Laura Wilson, Charles Kief, Deanna Cornet & the Brooks couple) had demanded the TAC’s statutory rights **with legal force**, all the necessary information, documents, and records would have been given to the TAC.

¹⁵⁵ What did you expect? **BVHHOA is not a Glee Club.** BVHHOA is a political power grab by an unelected clique aided by AMS and an entourage of yes men. There were only 10,000 HOAs in 1970. In **2021**, the HOA statistics were:

HOA Neighborhoods. HOAs managed **358,000** U.S. neighborhoods. **74.2 million** U.S. residents’ primary residence was in an HOA .

HOA Composition. Approximately **29%** of the entire U.S. population resided in an HOA. Condo HOAs made up 35% to 40% of all HOAs. Single-family homes and townhomes within HOAs were **58% to 63%** of HOAs .

HOA Property Values. The combined property value of HOA homes was **\$11 trillion**.

HOA Board Members There were **2.5 million U.S. homeowners serving as HOA board members or committee members**.

HOA Industry Statistics. Property management companies oversee 60% to 70% of all HOAs.

HOA Managers: There were 55,000 to 60,000 HOA managers.

Employment: HOA management companies had 100,000 to 105,000 employees,

Financials. In 2021 HOAs collected a total of **\$106.4 billion in assessments** from homeowners. Of this, **\$26.6 billion** was allocated for maintenance of Common Property.

HOAs are removing the “**American Dream**” and replacing it with a system of communities controlled by leftist members of the **HOA Industry** that includes: HOA managers, HOA lawyers, HOA bankers, HOA reserve study specialists, HOA insurance specialists, etc. in an attempt to convert the USA to a democratic socialist one-party state, one HOA board at-a-time.

The HOA Industry is creating a totalitarian “**HOA EMPIRE**” of 77 million serfs living under the yoke of the HOA Industry’s **Red Guards**. **The American Dream is dead.**

future, if you want to know what's going on, you're going to have to go into the portal and read the minutes.

01:26:11:24 - 01:26:12:26

CH: Or come to the board meeting.¹⁵⁶

01:26:12:28 - 01:26:14:27

?: Or come to the board meetings hours.

01:26:15:06 - 01:26:18:03

?: Prior. And on zoom. Yeah. Yeah.

01:26:18:18 - 01:26:19:17

JH: Yeah. But, um,

01:26:21:06 - 01:26:26:13

¹⁵⁶ And sit through at least one hour of monologues, silly laughter, incomprehensible crosstalk from the board and committee members who talk over each other and then vote unanimously on poorly worded motions and resolutions, or engage in secret non-statutory “*executive sessions*”:

<https://www.youtube.com/watch?v=Yq48GsMJeaE>

Here are some staggering facts about BVHHA:

1. The minutes of all the board meetings held by Crystal Lake, QPM and CPM have disappeared.
2. The Declarant appointed a president and secretary in May 2021
3. Then, from at least May 2020 to September 2022 **there were no board meetings**. QPM alone managed BVHHA.
4. **The very first Annual Membership Meeting (“AMM”) was held on 11/18/2022**
5. Then there were four board meetings in 2023 including the **2023 AMM on 12/14/2023**
6. At the Turnover Meeting on 3/5/2023, the following four BVHHA members were installed to the board, and assigned positions and **terms** of service: President Joy Wright (three **terms**), Secretary Craig Hansen (one **term**) Treasurer Mark Wilson (by phone) (two **terms**) Member at large Doug Dollard (two **terms**) Member at large Ed Guerrero (one **term**). A “**term**” ends at the Annual Membership Meeting, as mandated by the Second Amendment to the Bylaws of 3/5/2024, that cost BVHHA **\$12,287.50** .
7. **Not a single one of these five board members installed on 3/5/23 had ever attended any of the five meetings of the Declarant-appointed board from 11/18/2022 to 12/14/2023. The 3/5/24 Turnover meeting was their first ever!**
8. **NO WONDER THESE BOARD MEMBERS WERE IGNORANT ABOUT THE STATE OF BVHHA.**
9. By **10/7/2025**, the board members appear to be Craig Hansen, Joy Wright, Mark Wilson, Paul Baker and Judy Henderson.
10. By **1/12/2026**, the board members appear to be Craig Hansen, Judy Henderson, Andrew Willson, Liz Hamilton.
11. By **4/13/2026**, the board members appear to be Craig Hansen, Judy Henderson, Andrew Willson, Liz Hamilton.
12. On **6/3/2026** Judy Henderson resigned. **Resignations are IRREVOCABLE [ORS 65.321(3), ORS 65.381(3)]**
13. On **6/17/2026**, Liz Hamilton resigned via text **mail. Resignations are IRREVOCABLE [ORS 65.321(3), ORS 65.381(3)]**
14. By **6/17/2026** the board ceased to have a three member quorum. Judy and Liz resignations were irrevocable. Despite this, the illegitimate board continues to perform in the delusion that **“All is good!”**

JH: you need to really get involved.¹⁵⁷ I don't I just don't know how to keep saying it and ~~sing it~~ saying it and ~~sing it~~ saying it over.

01:26:26:15 - 01:26:27:09

?: Absolutely right.

01:26:27:21 - 01:26:39:17

JH: Oh, yeah. These letters, it's crucial. The newsletter has not done what I had hoped as well. And that was getting more people at all. Right. And it has. It has not done that.

01:26:42:05 - 01:27:12:27

?: Very good point. Very good point. All right. All right. CH: So we will just drop that and uh, uh, and also they'll have minutes that they can read. Okay. So, um, before everybody goes we're going to read this. ?: We're going to go into executive session I guess. So we have to go into executive session or just take a break to, uh, to review if they want to review it before they vote on it.

01:27:12:29 - 01:27:20:19

If you still want to review it before we vote on it on those four reviews. ?: <<ALL TALKING OVER EACH OTHER>>¹⁵⁸ What would technically have to go into executive session?¹⁵⁹

01:27:20:21 - 01:27:35:10

JH: We have said so far about it. ?: Sounds reasonable. Yeah. As long as they have it. If they don't have the email that you will send it by mail, that's that's my concern. But they were.

01:27:35:19 - 01:27:48:15

CH: Sure was that we have the option if we want to pay. All right. We have the option. Say like we've done a couple times. We want this mailed to the homeowner and email.

¹⁵⁷ Poor attendance at board meetings, and a lack of interest in HOA affairs, is very common in HOAs. Many HOA members simply do not have any time to attend meetings, let alone participate, as they are dealing with (1) a job, (2) a family, (3) health issues (4) age issues, (5) personal financial issues, (6) their hobbies, pastimes and recreation interests, ... etc. The idea that you can fill a board with capable board members from an HOA with less than 107 members is unrealistic. There are also statistical demographic facts that will always **eliminate** a certain percentage of an HOA's members from being board members, e.g: cognitive deficiency, lack of HOA related knowledge, reading and comprehension difficulties, unacceptable behavioral traits like (a) authoritarianism, (b) narcissism, (c) Dunning-Kruger affect, (d) Wilful ignorance, (e) Clinical Stupidity, etc. No wonder that Florida Assemblyman Juan Carlos Porras described HOAs as a "failed experiment".

<https://www.diogenesmiddlefinger.com/2024/09/clinical-stupidity.html>

¹⁵⁸ Unless a board president imposes discipline on themselves and the board members, and agenda discipline, a board meeting can turn into chaos.

¹⁵⁹ See ORS 94.644 Meetings of board of directors; notice; executive sessions.

01:27:48:22 - 01:27:49:07

JH: Yeah.

01:27:49:09 - 01:28:07:19

Okay. CH: It's not that they won't mail. It's just they're trying to get everything like me. And I think it also makes it a cheaper legal to write word, but it is an accepted form of communication. If you get the email, you can't say, well, it was only an email where I let it know.¹⁶⁰

01:28:08:01 - 01:28:11:22

?: That's okay. I'm okay with it. Yeah, I am too.

01:28:11:24 - 01:28:15:07

?: I really don't need to look further into this personally. So you're.

01:28:15:09 - 01:28:15:25

?: Okay.

01:28:15:27 - 01:28:17:00

?: We can vote.

01:28:17:02 - 01:28:17:17

?: On.

01:28:17:19 - 01:28:22:23

?: Those and we'll give. We'll make sure you guys have copies of them. And if you do have any issues, we'll bring it up again.

¹⁶⁰ An HOA portal should provide user-friendly access to all of an HOA's records and documents **except only the documents and records listed in ORS 94.670(9)(b)**: *"Except as provided in paragraph (b) of this subsection, the association shall make the documents, information and records described in subsections (1) and (4) of this section and all other records of the association reasonably available for examination and, upon written request, available for duplication by an owner and any mortgagee of a lot that makes the request in good faith for a proper purpose.*

(b) Records kept by or on behalf of the association may be withheld from examination and duplication to the extent the records concern:

(A) Personnel matters relating to a specific identified person or a person's medical records.

(B) Contracts, leases and other business transactions that are currently under negotiation to purchase or provide goods or services.

(C) Communications with legal counsel that relate to matters specified in subparagraphs (A) and (B) of this paragraph and the rights and duties of the association regarding existing or potential litigation or criminal matters.

(D) Disclosure of information in violation of law.

(E) Documents, correspondence or management or board reports compiled for or on behalf of the association or the board of directors by its agents or committees for consideration by the board of directors in executive session held in accordance with ORS 94.644 (2).

(F) Documents, correspondence or other matters considered by the board of directors in executive session held in accordance with ORS 94.644 (2).

(G) Files of individual owners, other than those of a requesting owner or requesting mortgagee of an individual owner, including any individual owner's file kept by or on behalf of the association."

AMS's Portal is (a) not user friendly and (b) unfit for purpose. A custodian of an HOA's documents and records - often the Secretary - should digitize all documents except those in 94.670(9)(b), and store them in a database accessible by all BVHHA members.

01:28:23:27 - 01:28:27:18

JH: If there are any issues. But I couldn't like you said, we could bring it up.

01:28:28:17 - 01:28:55:09

CH: We want to move to. Yeah. So we're going to go back up and we're going to make the motions. Uh, that was okay. So we already approved the electronic notification.¹⁶¹ Uh, so, um, motion I'm making is to accept the fair housing resolution policy second. Okay. All in favor? Aye. Okay.

01:28:59:06 - 01:29:10:13

CH: Um, I'm making a motion that we accept the fine and enforcement resolution second Second, third, I, I.

01:29:15:08 - 01:29:45:27

CH: Okay. And the last one, uh, this I think we've actually had done this months ago, but it appears that got misplaced and never got through onto Amazon's AMS's portal. So we're redoing it. I thought we had that resolution. Yeah. Yeah. Yeah. Uh, so we are are you doing it? So motion to approve the collection resolution policy. Second. Second. All in favor? Aye.

01:29:46:06 - 01:29:48:23

?: Aye. Aye. Okay.

01:29:52:01 - 01:29:52:16

?: Okay.

01:29:56:13 - 01:29:57:03

?: So.

01:29:59:14 - 01:30:07:27

?: We actually have a little bit of time we'll be able to open up. Thank you. Andrew. for helping to move it on. Thanks a lot. Sorry. No no no.

01:30:07:29 - 01:30:08:14

?: No.

01:30:08:16 - 01:30:09:01

?: No.

01:30:09:03 - 01:30:09:18

¹⁶¹ The board approved "Electronic Communication/Voting Procedures" in 2014. This document should be in AMS' Portal.

I appreciate that.

01:30:09:20 - 01:30:13:21

?: That's for sure. We got a deadline. No, we.

01:30:13:23 - 01:30:14:08

?: Appreciate.

01:30:14:10 - 01:30:36:20

CH That. We're going to miss the homeowners. And we're going to look at the three minutes. And I will say we may or may not respond. And more than likely, we'll take your comment. And we'll probably have to respond later because we only have limited time left. But I want to remind everybody that the next regular board meeting is October 12th.¹⁶²

01:30:39:16 - 01:31:10:01

?: Are these both going to be at 5:00 like this? Yeah. Yeah, yeah. Do you want me?¹⁶³ I can try and get a library and do it that way. Or did you mind hosting this? This is why I don't mind hosting at all. To double check to make sure I'm on the. The room's available, but I'm fine with it. Unless somebody has an issue with this room. They want a bigger space. that everyone can be personally proud. But personally, we do have room in here for another 4 or 5 people.

01:31:10:03 - 01:31:44:03

?: And if people from the community do want to come in person versus being at home, I can accommodate that up to a certain extent. But if we have a lot of interest to have in person, we'll have to do the library room. But I have this conference room available. I'm offering it up. It works well.¹⁶⁴ Uh, so unless we hear from community members, otherwise I'm willing to offer them. ?: So what I'm going to do, if I could just check, would be to get the librarian so that they do have an opportunity to attend.

01:31:44:07 - 01:31:54:07

CH: And I was unable to get the library for this date. And so we set up. Yeah. ?: Which was which was great. But it is nice to have a place where they can attend.

01:31:54:12 - 01:31:55:06

?: Yeah, yeah.

01:31:55:08 - 01:32:00:13

¹⁶² This reminder is not a replacement for a meeting notice under Bylaw 2.5.

¹⁶³ Who is "me"?

¹⁶⁴ What is being discussed here? More vague and secretive in-crowd discussions.

?: So they can attend here. ? So I'll do that for like five more people. Right. <<LAUGHTER>>¹⁶⁵

01:32:02:09 - 01:32:33:00

CH: All under 106, and then the annual meeting will be December 7th.¹⁶⁶ And that will remind people about down the road. But that's, uh, elections of new, uh, board members. Um, okay. Okay. All right. So, uh, what I'm going to do, how many people do we have left? We're going to open up, uh, the floor. Um, I want to just 25-kills ????? .

01:32:33:02 - 01:32:44:20

CH: Let's give it ten, 15 minutes, and then we're going to shut it. Shut it down. Okay. So is there anybody out there that, uh, has a question of the board?

01:32:52:27 - 01:33:10:14

JH: Can I ask the people? Yeah. Um, how do you feel about having it, the meetings on zoom versus the versus going to the library. Um, does anybody have any opinions on that? ?: Good question.

01:33:15:06 - 01:33:25:20

?: I think usually what I've been the one in person for anything. I think the first one I attended that I was a board member on, I was in a hotel room.

01:33:26:23 - 01:33:27:08

Okay.

01:33:27:10 - 01:33:57:20

AW: Um, Scott says zoom is his preference. Um, yeah. Why don't you just put this out there, like, uh, between now and October, if people want the opportunity to attend in person or they have a preference of in person versus zoom, please talk to one of us. If you hear from fellow community members that they want in person or you know that they have a strong preference, kind of let us know.

01:33:57:26 - 01:34:14:03

?: Zoom will always be available. Yeah. No matter where we're here or the library. Right there will always be available. But it's just kind of, you know, if if zoom does work for everybody and not that the library is expensive around, but.

01:34:14:15 - 01:34:15:08

AW: It.

¹⁶⁵ What is funny here?

¹⁶⁶ **THIS DATE IS INVALID.** Bylaw 2.3 states: *"Subsequent regular annual meetings shall be set by the Board so as to occur at least 30 days but not more than 120 days before the close of the Association's fiscal year on a date and at a time set by the Board."* This means that the annual meeting must be held on or before Wednesday, December 2, 2026 and on or after Wednesday, September 2, 2026.

01:34:15:10 - 01:34:21:14

AW: Is being offered for free. So, you know, I can save the board a, well, nominal amount of money.

01:34:21:17 - 01:34:32:27

JH: Well, it's been setting up the chairs, tables, taking everything down. So if everyone's agreeable with zoom, someone else just oh posted. But I didn't see what it was.

01:34:32:29 - 01:34:33:14

?: Yeah.

01:34:34:11 - 01:34:45:17

JH: Uh, the nice thing with zoom is if people, you know, if they're at work, maybe they can stay a little longer and catch what's going on versus having to see it.

01:34:45:19 - 01:34:47:05

?: Right? Right. For us.

01:34:47:07 - 01:34:48:05

?: Okay. So Bruce.

01:34:48:07 - 01:34:49:23

?: Bruce says it was great.

01:34:49:25 - 01:34:51:11

?: Scott okay.

01:34:52:08 - 01:34:52:23

?: Well thank.

01:34:52:25 - 01:34:53:10

?: You for.

01:34:53:12 - 01:35:05:01

?: Contributing. CH: Yeah I mean, theoretically, we could even be in our own personal offices, but I like seeing everything. Yeah. I want your reaction. You know, having

01:35:06:24 - 01:35:09:12

?: that one on one is very helpful.

01:35:09:14 - 01:35:09:29

JH: Okay.

01:35:10:06 - 01:35:11:09

?: It is great. Thank you.

01:35:11:11 - 01:35:15:02

?: Okay. And somebody up in here. Oh my God.¹⁶⁷

01:35:15:21 - 01:35:45:21

CH: This is AG buffer update. It's a moment. There is no update. Yes. That is something in the future. But going back, Corinna has overpowered the ~~sanctuary~~ HOA at the moment. And there's a lot going on with our neighbors developing. And I think that's going to be sitting down with them.¹⁶⁸ Um, I personally began to question a buffer at all if they're going to develop that property away from being a vineyard.

01:35:45:24 - 01:35:56:24

?: Yeah, I know. What was it? Several months ago, they sent out, like their development plan, right? It had the two maps or whatever that came in the mail. And it looks.

01:35:56:26 - 01:35:59:01

JH:¹⁶⁹ Like that's a different.

01:35:59:29 - 01:36:17:27

?: On the ~~rocky hand~~ Roxy Ann. The former ~~Russian~~ Roxy Ann property where they're going to be developing right next to us. Yeah, they should have like two maps. And they did. And yeah, I wasn't sure when I saw that. What the ~~ad-buffer~~ Ag Buffer. Because they're getting their own buffer around a lot of things. So they just.

01:36:17:29 - 01:36:19:25

JH: They didn't know we wanted to be.

01:36:20:06 - 01:36:21:12

JH: A problem. Oh, you guys went.

01:36:22:13 - 01:36:23:12

JH: and talked to them? Yeah.

¹⁶⁷ What is going on here?

¹⁶⁸ What is this about? Who are "our neighbors"?

¹⁶⁹ These interruptions and interjections make it difficult to understand the meeting. There is no parliamentary discipline.

01:36:23:17 - 01:36:24:23

?: They didn't know either for sure.

01:36:24:29 - 01:36:29:25

JH: They're not. They're not developers. They are the people who just draw the plan.

01:36:29:27 - 01:36:30:12

?: Yeah.

01:36:30:17 - 01:36:38:11

JH: And so they put in about the buffer, but really couldn't tell us any more because they're not developing. ¹⁷⁰

01:36:38:21 - 01:36:52:17

CH: Yeah. And for those who weren't around Joy¹⁷¹. Uh, right Wright. Who was our first president and Mark Wilson¹⁷², they actually met with, uh, that group, you know, trying to talk about it. ?:
<<INTERRUPTING>>The group or around

01:36:54:14 - 01:37:01:03

the actual winery? Yeah. Yeah. CH: And I don't remember the exact details, but I didn't think there was.

01:37:03:20 - 01:37:05:11

CH: There was any problem.

01:37:05:29 - 01:37:14:02

JH: <<INTERRUPTING>> Open to discussion. Yeah. But nothing was ever really. It just kind of went by the wayside. Yeah. Then after when all this other stuff started.

01:37:14:06 - 01:37:21:25

?: Well, I guess we'll see what comes comes of that down the road. Yeah. Yeah. And he did those things.

01:37:23:11 - 01:37:24:09

?: All right. Well.

01:37:24:29 - 01:37:26:29

¹⁷⁰ There is a French Drain ("Drain") in the AG Buffer to prevent water running downhill from BVH into the vineyard ("Cogswell"). The Drain was installed by 2007, and by 2010 the buffer was vegetated. See the City's PUD-05-25 file. The Drain has never been maintained. If Cogswell's owner removes the vineyard, the Drain will still be needed to stop water flowing from BVH into Cogswell.

¹⁷¹ Joy Wright was the first president. When did she resign? And why?

¹⁷² Mark Wilson was the first treasurer. When did he resign? And why?

?: All right. Thank you, everyone.

01:37:27:01 - 01:37:35:14

?: For coming on. Yeah. Nobody's got any questions. CH: Uh, I move that, we adjourn second.

01:37:35:16 - 01:37:36:01

?: Okay.

01:37:39:11 - 01:37:40:15

?: Thank you everyone.

01:37:40:24 - 01:37:41:09

?: Have a great.

01:37:41:11 - 01:37:41:26

?: Evening.

01:37:41:28 - 01:37:42:21

Thanks. Yeah.

01:37:48:02 - 01:37:49:17

Oh. Thanks, man. Thanks.

01:37:52:20 - 01:37:53:05

Yeah.

01:37:56:28 - 01:37:58:03

Thanks, everyone.

01:38:01:12 - 01:38:02:17

Thank you brother.

01:38:02:20 - 01:38:03:28

You're welcome. Thank you.