

Board meeting appoint Paul Bak...and David to Carino Committee

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Board meeting, Paul Baker, Judy Henderson, Carino committee, executive session, legal fees, mediation process, homeowner approval, architectural guidelines, financial report, delinquent dues, insurance requirements, community communication, meeting agenda, board elections.

SPEAKERS

Joy Wright, Speaker 1, Mark Wilson, Judy Henderson, Paul Baker, John Dix, Craig Hansen, Chris Rayburn

00:00

From Green away. So you have an interest,

00:08

you understandably have a large interest.

Craig Hansen 00:10

Yeah, okay, so everybody, we're going to have to mute everybody's mics because we got feedback last time,

00:23

yeah, it provided feedback. Yeah.

Craig Hansen 00:25

So Yeah, correct. It was not your feedback that we didn't want to hear. It was all the noise that was happening to you guys in the background. So they'll be muted if you have a question, I think there's a spot on there that you can pose a question. John will be watching, and then we will try and fit it in. But so what we're going to do now is I'm going to open the board meeting, and we do have a quorum at the board room. Joy Mark and I sorry,

Craig Hansen 01:15

if time allows, we will have zoom participation. At the end, each person will be given five minutes. But as usual, these meetings start to draw on me as I work on the agenda. My goal is to make topics fewer topics, and try and keep these meetings down to an hour, an hour and a half, so the flexibility may come out of input from you guys, but don't be afraid to make a comment so that John can at least let us know if there's something else that is important that we have to extend In the chat function, in the yes in the chat function,

Mark Wilson 02:05

we have any idea how many people are actually online. This is the first time I've ever done a

Craig Hansen 02:10

zoom. He will Yes, because I

Mark Wilson 02:13

was just wondering whether we have 10, or do we have 50 people that are because I would like to have 106 or however, wouldn't that be awesome. Everybody. You had that list last time, that was

Craig Hansen 02:23

because there's an owners, and we're trying to get corn, okay, but you can, you can lease less. No, right now we have 13 people online.

Mark Wilson 02:33

Oh, where does it say that? Upper right hand corner. Upper right hand corner. Okay, we have 13 people. Okay, good.

Craig Hansen 02:39

Okay, so the next thing is, near the end of the meeting, after we do a quick update on Carino, the board is going to go into a an executive session on information we've just received related to Carino. The executive session is only for board members and Carino committee people, and then there'll be a quick review at the end. A lot of the information we may not be able to share with you, but that will be near the end of the meeting, and depending on how far along we get, will determine whether we can have a Windows participation, excuse me, a zoom participation, or whether we just have to cut it short because we ran out of time. The first thing that we're going to do is approve the minutes from March 12. And I gave you a short okay. Did you get a chance to read it? Yes,

Mark Wilson 03:56

I recommend that we approve the minutes as written

Joy Wright 04:00

on March 12, I second that

Craig Hansen 04:03

you're going to keep track of motions for me. Oh, sure. Motions and decisions. Okay, all approved, approved, approved, okay. From the last minutes. Want everybody to realize that we I'm repeating, but we are going to use otter.ai meeting software tomorrow or the next day. The transcript and the summary will be already posted that does not need to be approved. The actual minutes will be very abbreviated. They will be motions and decisions. That's the only thing that we really have to have in the official minutes. And those the board has to approve. But within a few days, it'll be on the portal, and we already. Have the summary and the transcript from the March meeting is already posted. So if you go to your portal, John set it up, you'll see minutes 2024 I think we had some 2023 maybe in there. But you also now see minutes 2025 and when you open that folder, you will see date and whether it's a actual approved minutes summary or transcript, and that's how you will be able to keep informed.

Craig Hansen 05:42

So after our last meeting, we did not have a quorum of the homeowners, so we closed the annual meeting, which was late, as we have been notified. I want everybody to know, we've already scheduled 2025, annual meeting, and it will be December 2, on a Tuesday, our attempt is actually, as the year goes on, to post all the board meetings and deadlines that The board will be having to have done, like budgets, etc, but we're going to try and have that all planned out by the end of the year. The only one is the annual that's the only date that we have at the moment, because we had, we did not have a quorum of people. We had no volunteers for board of directors. We discussed the importance of having three or more the board is going to fill in two vacancies, which the board is allowed to do. And we can appoint vacancies to the board. If they've resigned or their term has ended. What we cannot appoint is if homeowners recall the board member, or if the board, the words coming to mind, expels a board member. We say, I'm sorry. Four of us is decided you cannot be a part of a board that replacement has to be done by the homeowners. Okay, we only have the right to fill vacancies for the first two reasons that I told you. Now we've got two people that we are have talked to, and we actually had several people, but for multiple reasons, they either weren't on the titles, they were too closely related to Carino lane, and we were concerned about the board selecting somebody that would vote related to Carino, and we didn't want any misconceptions. So I think we all talked to some people, but we've we're going to nominate two people, or we're going to appoint two people tonight, Paul Baker and Judy Henderson are going to be opponent. So I make a motion. We appoint them. I have a first and a second. I have a second, okay,

08:34

I guess I'll be first. Yeah, okay, oh, okay,

Craig Hansen 08:37

you made the motion. I make the motion.

08:40

Well, yeah, sure.

08:41

Okay, okay, so All in

Craig Hansen 08:44

favor. Aye, aye. Okay, so it's approved. So what I want to take a moment for now, depending on if Paul still online, I know he has limited time. Is Paul Baker still on? Okay, no, okay. Paul told me he had very little time. He's in the mix of his work day. He is overseas.

Mark Wilson 09:07

He travels. He works for the military. So

Craig Hansen 09:10

would you like to share with the people we have a little bit about Paul?

Mark Wilson 09:14

Yeah. Paul's my neighbor next door. He I thought he retired from the work in the climate falls, 20 year service, but I apparently he probably works back on separate contract for he didn't explain everything

what his job was, but he said he was still working for military. And his wife, Angela, is an administrator with Asante, and they have two kids, both teenage boys, and they've been there for two or three years, and they're great people. And I approached them about helping out, because we felt we needed more than three people on the board, and we needed five. And then when we did some research on it. We didn't have a quorum of three, then we go into receivership, which basically it could eventually go to a receivership, which basically would mean that all of us would lose any authority over what happens in our own Association, and it would be taken over by the state. I believe state

Craig Hansen 10:19

appoints. We don't know who, but the state that appoint somebody, and it would cost the homeowners 50 \$200,000

Mark Wilson 10:28

is what, yeah, and we and they would have the ability to be able to assess us and to make repairs as they would see necessary, and we would have no say in the matter, because we don't have a functioning board. So that being said, all three of us said, Hey, we need to get five people on here at least. And it's a huge learning curve for all of us, without doubt and in the last year, and obviously through a much of our was not. Much of our decisions or timing was not because we didn't know the law or we had intent or alternative. No, we just didn't know. We didn't, we didn't, we didn't know exactly what our rule and functions were, and I think we have a better handle on it now, but that being said, we need a board, and we need to get our information out and get people in our community to be involved, and let's hope we have a bunch of people in December, and we're going to take some time to try and do that, to run for the board.

Craig Hansen 11:31

And I'd like to add what I liked about Paul was right the moment we're all retired. Paul has kept we need the diversity in the community. And so how does that

Chris Rayburn 11:46

board work that you guys just all of a sudden created it?

Craig Hansen 11:51

Who's that? I didn't It's Chris. Oh, Chris, hold on. We got to get to that part of our meeting when we open it up to the members on zoom so and of course, the other issue was if, if it was two against one, two against one, we couldn't conclude anything. We needed the fourth and fifth person to break ties. Whether it's two to one, two to two, we need enough people so we didn't get stalemated, right? All right. So the second person is Judy Henderson, would you like to speak a little bit about Judy, or should we let her? I actually,

12:39

I guess we could let her. We

12:41

could let her because she's right there. Yeah,

Craig Hansen 12:44

I forgot. I got used to because of Paul. So can you open the mic for Judy? She's open. Hi, Judy, here we go. Your turn. Hi. I

Judy Henderson 12:54

just want to introduce myself to the people that don't know of me. My husband, Dana and I are both retired, and we have lived in this community for 10 plus years, so I am well aware of the issues and problems, both past and present, and my goal would be to be a proactive asset to the board and the community, and I wish to thank the board for giving me the opportunity to serve. Thank you. You're welcome

Craig Hansen 13:31

now for everybody. Judy, we talked, she's already volunteered for communications, and she wants to work on getting some form of a newsletter communication out to the people. I'm not going to set her down for time. I thought she was actually very optimistic, but she wanted to twice a month, and that would be really cool, but I don't want her to get overpowered. She's also volunteered to help David on the ACC committee

Joy Wright 14:06

and Judy, I will volunteer to help you with communications as needed.

Judy Henderson 14:11

Yeah, yeah. I, as I say, I think Craig not twice a month. I'm thinking of maybe once a month, or once every six weeks, if we could put a newsletter out to the community and bring them up to date of what's going on, and even bring them up to date if nothing's going on, cool at least, which, of course, won't be happening for quite a while, but that would Be my goal, is to communicate to the everybody in in the subdivision and the property owners as to what's going on, and we need, we need to be transparent. I

Mark Wilson 14:51

think once a month is great, you bet, yeah, yeah. Well, that makes

Craig Hansen 14:54

a whole lot more sense, because I don't know why I heard you said twice a month. I. Wow, that's a lot of work. So that makes more sense. Once a month, that makes more sense.

Judy Henderson 15:06

Okay, and do I looking forward to working with

15:09

you? Likewise, okay,

Craig Hansen 15:14

take a note here. All right, so the discuss that we discuss that the next thing that is, I've been doing a lot of reading. There's some things that I'm realizing, and I thought that we could appoint people directly to a committee without a board decision. We can't we have appointed Bruce Dana Henderson, I should say Bruce Nelson, Dana Henderson and David Swearngen to the to the Carino committee. But technically the board has to approve it, so I make a motion that they be added. I second, it second, all in favor. And then, well, we got asked, Judy, you in favor? Judy, can you Yes, your favor? Okay, okay,

and Paul had to leave, so he will abstain so that motion to appoint them to the Carino advisory board is passed. Okay. The next thing on our list has to do with our discussion with opt in and opt out option for homeowners related to their email and phone numbers. Joy is going to explain a little bit about the thought behind it. I will explain the details as to why we can make this option and what we are required by law to do.

Joy Wright 17:10

Okay, excuse me, I'm sorry. Didn't mean to walk on your words. We've had folks speak with us about personal information being released and folks wanting the option for their personal privacy with regard to email and phone numbers. And he's still

Craig Hansen 17:34

on Area code 850 sorry, we're looking for Paul. Paul

Mark Wilson 17:40

was on Area code 850 he just texted

Craig Hansen 17:44

me. Oh, cool there. Yeah, I see. Okay. Okay, so let what I'd like to let Joy finish, and we'll and we'll go back after we do the opt in on out policy, and then we'll give Paul a chance. He's got a deadline.

Joy Wright 18:03

He only had, well, go ahead and speak, and I'll and I'll go over it again.

18:10

Okay, it's okay. Go ahead and introduce Paul

18:13

is on there. Okay, so I can't,

John Dix 18:15

actually, because he's on the phone. I can't, oh, do you want to text him and he, I think he has to do it on his side. Oh, I can only doesn't give me the option. Oh, there he goes. He's off. Okay, okay, okay,

18:29

sorry, Paul, can you guys hear me? Yeah,

18:32

we can hear you now. Yeah, good

18:34

things about you,

Paul Baker 18:38

fantastic. Yeah, just introduce myself. Paul Baker as Mr. Mark said, my wife, Angela, works as Dante. I am currently in the military, serving in the Air Force out of climate Paul, Oregon. I do have two boys in

high school at St Mary's. We love the neighborhood, and we're excited to help out, just fill in and be a part of the board as the board in the neighborhood need for the time being. Thank you very much.

Craig Hansen 19:10

Very much. Excellent. And Paul, as long as you're there, you heard that we appointed Bruce Nelson, David surgeon and Dana Henderson, because we couldn't see on the screen. I put you down as abstain. But do you want to vote yea or nay on their appointment to the Carino committee?

Paul Baker 19:33

Yeah, I can support that and vote yea as the fifth member of the board speaking my readout for a Yea. Okay, got it.

19:43

Thanks, Paul. Yeah, thanks, Paul.

Craig Hansen 19:48

Okay, so now we're going to go back to Joy. My apologies for all the rubber. No, we did the

Joy Wright 19:54

right thing there. Okay, okay, as I was saying, I will simply reiterate because. Is pretty much over to you in just a moment. Folks have asked about having their personal information and being released, and folks wanting the option to keep their personal information personal, and that is email and phone numbers, and we're going to offer an opt in, opt out method to make sure everyone's desires are known, and that is within the Board of Directors rights

Craig Hansen 20:41

to create policy, policy,

20:44

yes, to create policy, absolutely okay, tell us about

Craig Hansen 20:50

so the first thing is, we're talking about our membership list, which any homeowner can request. And by law, we have to give it out. But in discussions with many homeowners, and in my case, many people, I've asked outside the association, people have become very gun shy of letting out their emails and their phone numbers, ask the Tesla owner about their name being released and the fear of driving a Tesla at the moment. So this is serious, and we want to give you the option the list. We're going to send out, not only the policy, but you will be sent out a form where you can opt in or opt out, and at any time, you can change your mind. So personally, I will start out opt in, and actually, if you don't respond to us, you automatically are going to be opt in because of the laws required to sending information.

Joy Wright 22:02

I agree. I will opt in. Also, I will also opt in. We feel as the board,

Mark Wilson 22:06

as a board of directors, of somebody, yeah, but other people that aren't on the board that they don't have their privacy, they don't want to be involved, exactly so. And

Craig Hansen 22:15

the reason it's called opt in and opt out is because over time, people getting involved may say, You know what, I opted out, but I really like to opt back in, or vice versa. So the board is not going to tell people what to do. We're not making decisions for you. We're creating a policy that gives you the ability to make that decision and change it at any time the and I have my notes here, executive officers, Okay, I gotta think through this. So that's one thing I forgot to break. So the board does have right to create policy for rules and guidelines under Oregon law, and I don't happen to have that. Oh, here it is. It's actually and for everybody's information, I am one that's using a lot of AI technology from Microsoft Copilot to chat GBT to otter AI, to search the internet and come up with things that are going on in the state of Oregon, to make as sounded decisions as we can for the community. So we are required anyway that doesn't want their name or mailing address. I'm sorry, we have to give it. You will have a spot to fill it out, and you've got to give us a good reason to where we could sit down, probably approach our attorney and say, Can they really request to be opted out of giving even their name and address, but at this point, we're you can fill it out. We can't guarantee we can actually do it.

Mark Wilson 24:13

Your name and address is already on your property. They go down to the county and you're gonna have your name and address.

Craig Hansen 24:21

Yeah, that's true. The thing about addresses are police officers, but a lot of times they get PO boxes behind their locations. A lot of professional people, you know, they don't want you to know where they live for professional reasons, yeah, so we don't know what those people actually do, and maybe there's no need to opt out of our list, because they may already have done it themselves, but we're at least putting in the option on the form, no guarantees. Um. The other things, when you will get a policy copy, I'm guessing we'll have it out within a week, depending, I'm afraid me the but the form will have to be requested in writing. People will have to acknowledge that this is not for commercial use. You as an individual, also have rights within the state of Oregon, about not just our board, but about the use of your name other than within the HOA. The HOA will have rights to deny request if the request is deemed not in good faith for the purpose related to Hoa matters and or if the request violates privacy protection laws under 94, 670, I, the list. When we make it available, the list will be good for 60 days to any homeowner. At the end of 60 days, that list needs to be deleted, and if you want one, then you need to resubmit for another one. And you might ask why I opted in now, but in 45 days, I may change my mind and opt out. We were going to we're going to limit to 60 days. So in between, people have the ability to change. And at the moment, if you opt out, because it's going to be hard for us to sort. You're going to opt out email or phone number. Down the road, we may give you the option of doing one or not the other, but that's going to make it really complicated for sorting. So at this moment, either either your phone and email or not. The other thing that will be in the form is to let everybody know about Oregon harassment laws and under 166, title, six, five, there are and these things you'd have to but there are personal or personal protections for people in Oregon related to threatening messages, cyber stalking, unwanted sexual messages, whatever. So we're letting people know that if you're not happy, you can request to be removed. If you don't think it's properly used, you can request and you have rights to go to the state. You'll have to figure that out. I didn't write any of that stuff down. How to do it. So that's a quick overview of what policy is going to be. There will be a opt in, opt out form that we want every adult to fill out. So if there are two people in the household, all right, that way, and whites at once in. We don't want to force one in and one out. So each adult is we want to fill out this form so that the emails

go to the people who want or don't want, and that form we're going to send out with the policy, John and I have to talk a little bit. I can create a form fill and a email sign or a document e sign. I just don't know if I fill it out, whether he can send it. We haven't talked about whether he has that feature, so you may have to mail the form back in, but that's a little kink that we're going to get. But if you opt in, you don't have to do anything. If you opt in, you don't do anything.

Mark Wilson 28:58

You just just say that's fine. Just leave it the way it is. You don't have to fill out form or anything, because you will your information will be given out if requested. Yeah?

Craig Hansen 29:07

But in all fairness, I would like everybody to fill it out because I don't want down the road says, Why did you send it? You didn't tell me. I was automatically opt in. Well, you didn't fill the format, yeah? All right, so we really want for your protection. We really want everybody to send in what they want. Okay, good idea. Okay, and then, like, say there will be the request form. Okay, update on here's, here's the deal. Okay, so Oregon law 65 244, requires homeowners provide a membership list, names and mailing addresses to homeowners upon request. But and this. This is all my AI searching it came back and saying it's there. And I don't know if other HOAs are doing this, but the phone numbers and email address they're saying doesn't 94, 670, protects homeowners personal contact information and does not require disclosure beyond names of mailing names and mailing addresses, and then it did. I didn't write down, but

30:30

anyway, and

Craig Hansen 30:31

within the state, the board is allowed to set up policies related to rules and guidelines. So that's information, all right, so I make a motion that the Paul and the policy in time as we go on, if we find the kink that maybe we shouldn't have put in or we should have put in, the board, has the right to modify any policy and bring it up today. Okay? I make a motion that we approve the policy, first, second, second, okay, and then so we need everybody to vote. I'm voting yes. Paul Baker, you still online?

31:20

I am online. Can you hear me? Yes,

31:24

I'll vote yes as well. Okay,

Judy Henderson 31:26

Judy, I hope I vote yes as well as

Craig Hansen 31:30

Okay, so it's unanimous. It's passed. I

31:45

Okay. Update on Carino is next, yeah, so we're

Craig Hansen 31:49

we're actually going along pretty good. So this is where I have a little bit of leeway in our agenda. So we are going to release some basic information on Carino. I will tell you that we had kind of a special, more emergency board meeting that immediately went into a executive session on Monday, where we were discussing information that we've got from the HOA attorney and Dana Matthews attorney and South Ridge attorney, and it's part of mitigating process. I'll share more on that in a bit. And then we have to go into a quick zoom to

Mark Wilson 32:45

a quick Do you want to a quick summary that what I was just going to say was that we have basically three parties involved right now. There are the owners of three lots, and there is also the owner of the house is affected by the slide and then the HOA board, and each one is represented by attorneys right now to try and figure out whose liability is, what that's the issue. So

Craig Hansen 33:15

we'll go ahead and I'll explain a tad bit more is to add to what Mark's comments are, the process is the attorneys will send a letter to the parties, and what are you doing? This is what we need, blah, blah, blah. And if the process doesn't move along like each person hopes, that it goes to mitigation, where a meeting is set up, and it's it comes out of somewhere up in Oregon, a committee, and then they arrange an Individual to mitigate. And so mediate, mediate. Mediate. Do

34:02

not mitigate. Media. Yeah, thank

34:05

you, John, I didn't thank you.

Craig Hansen 34:07

No, you can grab her correctly. And then after the mediation process, then if all the parties involved do not come to an agreement at that point, then the attorneys will take it to litigation. And so roughly, the date Matthews attorney has submitted to the HOA that we're to fix the road, and they are not going to wait for we've said the same thing to Southridge attorney that they need to repair their property. Dave saying he's not going to wait. We have to deal with South Ridge attorney. Me and them later. He doesn't want to wait for it. So that's why they've started the process to us. Then we have asked the same thing, a password, where are they at? What's going on, and then we would end up in the game with them, and that maybe then we go to litigation. Dave doesn't want to wait for that. The goal of the attorney is to actually try and get one Mediator. There is a retired judge. He says is really strict, but he says he's a good judge so far, and he is locally, which saves all parties, tons of money, and we He has gone out, and Dave Matthews attorney has already approved this retired judge for the MIDI mediation process. Yeah,

35:55

for the judges.

35:56

Can we get the judges

Craig Hansen 35:58

figured out so only one parts, only we and date Matthews, to my knowledge, have approved Ron Gretzky, grensky, Gretzky, as the judge. We the lawyers, I believe, and you guys bear with me if my memory goes a tad bit off, I have piles of letters that I'm trying to keep back up. But this also has been presented to Southridge attorney. I believe that they came back and they agreed that it should be one mitigator, that way we're not going back and forth room, the room, rescheduling, discussing, and my memory was, and if I'm wrong, bear with me. My memory was. They agree that it would be more efficient,

Mark Wilson 36:55

but they haven't responded to agree to this particular mediator. Yes, we're still waiting to hear back from South

Craig Hansen 37:02

Well, I think they have, but again, the letters did everything I got there so long and I forgot to make that exact note. But I believe, I believe that they are going with one.

Mark Wilson 37:17

But I would say we, as a board, at least the three of us in the last meeting preferred mediation versus litigation. Oh, absolutely so, because you know, and if the judge, or whoever is the mediator, comes out and says, you as a party have this reliability and responsibility, now we know where we stand, and so do the other parties. And if you go to litigation, then it could take years, and nobody we want to solve the problem. Yeah. So anyway,

Craig Hansen 37:46

that's what we're going to say. And to the signs that say, blah, blah, blah. This is information people want to know, and we're not sharing everything with you, unfortunately, but everybody else wants to know. I'm suggesting to everybody, listen, blah, blah, blah. Signs are childish, personally. So now what we're going to do is we've given you as much as we can. We're going to open it to zoom. Participation, you

Mark Wilson 38:21

said we need to approve moving some money. Oh, you're moving money because we haven't. We have, you know, obviously had some legal fees, right? So it looks like Judy

Joy Wright 38:37

has a question. I think. Do you have a list? Nope, okay, so

Mark Wilson 38:41

we have it, which, for everybody's information, we have obviously had to pay some legal fees. Part of that in the mediation was who's responsible? Because part of our we're wondering whether some insurance companies might cover some of the costs and liability. We don't know, but we're trying to also maybe recuperate some of the attorney fees, yeah, so that not all of us are held on all of the, you know, for the attorney fees. So

Craig Hansen 39:09

our attorney is going to go after every penny he can. But it's, again, we know what we want, but that doesn't mean what mediation comes up with, right? Exactly? Insurance companies? Yeah, exactly, so. But the thing we have to do now we're using to reserve funds or to take care of roads and common property. We are using those funds to pay for the legal fees right at the moment, to let everybody know we're probably approaching \$25,000 in multiple items. Eventually we have all the invoices, we will be able to tell people exactly where it going. At this point,

Chris Rayburn 39:56

can we have one director that deals with. Attorney exactly, get one person, and then we're not paying for five different people, doing attorneys. Attorney cost \$300 an hour, so every 15 minutes, that's money. That's a \$75 Yeah, yeah.

Craig Hansen 40:19

Well, so let me give you some more blah, blah, blah information every 15 so there is the only people we are paying. No, no, no, Chris,

40:35

we're listening to

40:38

speak. It's for the board normally.

Craig Hansen 40:41

So anyway, Chris, what I want to let you know we're having some other views of things that I'm looking at that you're not seeing in my apology. I'm talking to another individual, but I wanted to let you know this board has hundreds of hours, and we've not been paid one dime. All those fees are purely for the geologist, for the attorney. All right, the committee, all of us, haven't charged one dime for gas, one dime for time. It's purely the attorney fees, and they're \$395 an hour, and we are very conscious of that expense.

41:26

You would have one person. I don't

Mark Wilson 41:28

we basically do, yes, I have not talked to an attorney, and I don't believe joy has Craig has been the as the president of the board is talking with the attorney. Craig have been very community together. Okay, okay, so that answers your question. Basically, Craig is communicating with the attorney. He brings the information to us and shares it with us.

41:51

Yeah, I just want to make sure that we're not wasting a bunch

Mark Wilson 41:53

of money. Well, we're trying not to, but we don't. We don't feel we had much choice in the matter, because we inherited this problem. We all know that we inherited a huge problem from the previous decline. So the

Craig Hansen 42:07

yes, there's only one, but I will tell you the Carino committee I will have when they can get away, Laura and Paul have come and sat down to meetings with me. So even though I'm maybe the key person. They have high value laws has dug up so much information. Paul's been a great perspective from another committee that he deals with. But okay, the only, the only

Mark Wilson 42:38

cost, is the attorney. So we need to approve moving Carino. Link, yes. So

Craig Hansen 42:42

we're going to have two invoices for Chris for February and March to move funds. We we have an invoice for steep majors, for the temporary signs that were put up pay him back for the two and a half months, or we're up there, which was \$1,400 Laura got me the invoice today. We will have a few other expenses. Paul Fauci on Dave swaringen and Dana went out and purchased some signs now rather, so we're not reading them, and they've got everything up and posted now, which are things that we are doing to protect as well as I know Southridge has put up some signs, and there's not enough people there, but everybody should know that there was an email going out. We don't want people up there, other than people that lived at the end of the road. You're not to get on South Ridge property at all. It's their property. They had up trespassing signs. Now, unfortunately they had signs pulled down. We have had sand banks that Dave made. Steve majors put up sand banks stolen. Our signs were pushed over people. We don't know who's doing it, but they need to leave this stuff alone. It is for everybody's protection up there, and only the two homes at the end of Carino are really are the ones that are supposed to travel up.

Mark Wilson 44:22

Okay? I make a motion we approve moving the funds from the reserve account to pay for the attorney fees. And the signs, okay,

Craig Hansen 44:29

and I have the invoices here that will be second

John Dix 44:33

bathroom, just to clarify, this is a loan when you're taking money from reserve to the operating for a non reserve item, it needs to be a plan to repay it,

Craig Hansen 44:45

yes, yes, but we got to fund it some way now.

Mark Wilson 44:49

But it is a loan. It's a loan, yeah, that needs to go back into Yes, okay,

Craig Hansen 44:53

yeah, okay. And I think that's true of any repairs that we do. We're. Whether it be ceiling or any of that reserve fund has to be replaced?

John Dix 45:05

Well, no, no, it's only considered a loan if you're taking money that's not designed specifically for reserve items. So these are not legal fees. Aren't normally a reserve component, so that's why it's considered a loan.

Craig Hansen 45:17

All right. All right, okay. All right. So, actually a loan, and

John Dix 45:25

it will show up on your financial reports as well as as a loan.

Mark Wilson 45:30

Okay, okay, okay. Thank you for clarifying. Okay. And then, when does

Chris Rayburn 45:35

that money come back? When southwest builders, or whoever pays for that that we have to pay for. Now, where does that money go to because that loan is still being processed.

Craig Hansen 45:52

So what we're, I will say, and I warn people, a year like \$200,000

45:59

to fix that road, at least

Craig Hansen 46:01

that we don't know. Yeah, we don't know at that point. Yeah, there's so much down the road there everything. And every time I tried to, it just seemed to bother people. So now I'm not trying to tell you all the things that we're thinking about. The what ifs, uh, well, it'd be a

Chris Rayburn 46:20

big way more better if you be more fluent of exactly what's going on, versus trying to be, oh no, I gotta do this and do that, and we gotta hold back, because the homeowners can't know anything well, the homeowners everything that listen for a second. The homeowners are everybody that's paying for everything that's going on right now, correct? You can be very fluent with everything, and

Mark Wilson 46:55

we aren't deals that we're not doing that right now. No,

Chris Rayburn 46:59

exactly. Okay. Well, meeting, and you can't tell anything about anything,

Craig Hansen 47:09

so the special meeting just has to do with mitigation, and by state laws, that is the that is within a executive board session to deal with mitigation cases like this, and the attorneys are telling us what we can share and what we can't share. It's not, it's not, it's not stuff that we're deciding, oh, don't tell them, because no, we're at the best I can do. And I'm asking, Can I share this? Can I share this so we're not controlling what we're giving you? We're

Mark Wilson 47:46

trying illegal system. We're trying right now to get some people to bid, to give us an idea, and get engineers what's it going to take and get some bids so that we know, and then we also need to know who's liable. You know, we don't know what our liabilities are, what South bridges are, and everything else, but we do know that we are, we're responsible for the streets and maintaining those streets, and one has failed. We inherited the problem. We're trying to work on it as best we can. But, you know, it's so and we're, you know, with the money that's three different times, yeah, yes. So

Chris Rayburn 48:25

I don't need your rhyme or reason for it, whatever, but yeah, that's fine, right?

Mark Wilson 48:30

But we need to figure out, and that's what we're trying to do, what it's going to take to fix it well,

Craig Hansen 48:35

and we have to go,

Mark Wilson 48:40

well, that's past tense. That was before we were even there. So far, anybody even bought homes in

Craig Hansen 48:46

here. So I'm gonna take control of this, Chris, and I know what you're saying, but at the moment now, this is where we're lying on the turning all right, it isn't simple. And anybody that thinks it's simple is looking through their eyes only and somebody else's pocketbook, and they think everything will be fixed. So but we are, we are really trying. We share what we can and what are we going to do in the future. There's too many variables, and to be honest, I got beat up for a bit for planning different ideas, and it freaked people out. So we're not, if you got ideas, write them down, because in the future, we may need them. My ideas, I'm not, I'm not sharing anymore, because people don't realize their ideas. Trying to be prepared, yeah. And so we're only doing what we can share. Okay, thank you. Okay, thanks. Chris. Hi. Judy,

Judy Henderson 49:46

can I just ask a question? Yep, in relation to all of this, what is happening with regard to getting a bid from a contractor that. Deals with roads, the geologist, somebody that can give us an idea of what we are facing, cost wise. So anybody can do anything if we don't know what anything's gonna cost,

Craig Hansen 50:15

great, and we are struggling there. Robin Warren, our geologist, had a plan before the hill slid, and now we have movement. South Ridge had another geologist, and they moved the land around by this other geologists recommendations, unfortunately, the land started to slide again. We have weather to deal with wet ground. Laura has tried to contact one company that Robin recommended. Dana has mentioned a couple companies, one of which I worked with, which we're going to try and sit down. I'll make an appointment next week, probably to try and get another company involved. So we're trying to get that process going. But it's it's not a simple fix for any of us. It's not simple for South Ridge us, the homeowners around it. You know, Dana Matthews can't enter his home. Yeah, he wants to sell it. Chris Rayburn has a house that he wants to build. He's

51:30

building that he do that, yeah?

Craig Hansen 51:33

But my point being is, you have to deal with it because you're, you're right below it. Uh, VISTA can't do the pipeline and replace it and and move it PP and I can't do their part. We're all kind of stranded, and a lot of it is weather related, so, but we are, we are trying to get something going there. Did that answer the question? Not totally okay. So what is the other part?

Judy Henderson 52:02

Well, you know, California, with all the slides that happen on Highway One and going into Eureka, they have companies that just go in and rebuild the road. They don't, they don't have any kind of buffer. I mean, they're sitting there at the edge of a cliff, and they can go in and rebuild the road

Chris Rayburn 52:30

so different. But you're looking at three to \$4 million to hold that land up the way that you're thinking about doing that, you have three lots that Southridge builders has bought. There's the small lot next to mine, which mine is nine lot 69 which is a small lot. The other two load up off of the top, where you build the big house with basically, say, three stories of you have a Taylor at basement, your top story, your other story were Mr. Matthews and everybody, it is the roads falling off of there, and they would come and load that way. So there's no way to do that without still but be buying that land from South Ridge Builders and making that into a park area or something.

Craig Hansen 53:29

So just let everybody know. Chris Rayburn is also a contractor, and we have a few in the valley or in our community that we have spoken to about the problem, and the comment has come, yeah, if you got enough money, we can fix anything. Yeah, all right, the problem is we are limited. I'm sure Southridge is limited. I mean, this isn't like, I go then spend a few million dollars like the state does, and nobody has to answer for it.

Mark Wilson 54:02

We would, we would like them to be buildable lots because as a homeowners association, but they, they maybe not have been, or they weren't engineered correctly in the first place. But if that's cost prohibitive, if it costs, you know, \$300,000 per lot, nobody's going to enter into it. So then, therefore, they become unbuildable, but we also lose out as a Association on the dues and everything else. And so, you know, we would like that to, you know, be, but we don't know, and until we get bids on repair work and whether it can be, and we've tried to get some people to do it, and people are kind of not wanting to bid on it. So

Craig Hansen 54:43

anyway, at the moment, I need to, kind of, I need to table this discussion. These are all valid points, but we are not the people that can make those kind of decisions. That's where the comments about a geologist, engineers, whoever they're the one. That are going to do that but, but we have to deal with the current, the mid to day

55:06

mitigation,

55:09

mediation, mediation,

Craig Hansen 55:12

struggling with that anyway. That's our current, and we're trying to get a few people lined up. Yes, yeah. So I'd like to just kind of, you know, stop the discussion on Carino, but Chris, I think you have another question to the board about the guidelines for psychiat in the community.

Chris Rayburn 55:39

Yes. So I do. And so I bought my lot, because there's several houses up there. I want a circle house. I going to do some rock on the front cladding of like metal cladding that looks like wood, walls, stuff like that. And then I got an email last night that says that I have to have only Hardy play exciting going through my whole house and rock to me. That's determination of you guys have allowed that to happen in lot 4492, are actually addressed. 492 on venito. These are all Veneto addresses. 492 has stucco, okay? Five two has stud go with no natural stone or anything on it. What our address, 444, venito just has auto cladding and no rock to it. Address four to eight has cladding and no stone also.

Craig Hansen 57:01

Chris, Chris, when you stop enough addresses, we understand those, but I don't need any more. You want to finish your request.

Chris Rayburn 57:09

Yeah, so I want to stucco my house like I wanted to, okay, then on the front of it have rock cladding, just kind of almost like the doctors deal above me that has the cladding and stuff like that, and some stuff goes some rock in the front and then stuck on the sides in my back. Okay,

Mark Wilson 57:35

okay. The winery, the original, the original guy. Guidelines to building was established in 2007 that the BA, right, and none of us were here. We've been on the board a year. I have no idea you read the original and it says clad board siding, I believe. But what's that hard board? Okay, well, yeah, yeah, lap siding, yeah, okay, but okay, but that's what. That's what the original let me finish, and then I'll let you go. But what I'm saying is, if previous, like the declarant okayed putting stucco, then they basically changed the bylaws, and, and, and that's, and that's something that I didn't know, you know. And so my point, and that would just be, is send us a letter that what you would want to do, put in there the other addresses that was previous. It wasn't our board decision. And then we just can take it from there and see whether there's precedent established in the community. And that's what I would say. If there was no precedent for it, then we'd have to go back to the bylaws, but those were decisions made by previous boards that were under the decline so just

Craig Hansen 58:58

I'd like to clarify, Chris, let me clarify a little bit here. One, it wasn't this board that allowed anything. That's what we took over now we have learned. We have learned at the moment that it is the requirement for the siding is not a part of the bylaws. It is in guidelines, which is something that the board can adjust. What we have to study is whether the board can make that decision, or it's something that we have to get input from the homeowners. We can't answer that because we haven't dealt with it yet, but we, as Mark said, we would like it in writing, and then we have to investigate, can we change,

and what's involved in changing. And I also was told, because we ran into this before I got in there, well, why can't I do it? Because they did it. And somebody said, Well, that was because they let through. But technically, that was them. Now we have to follow the guidelines. So evidently, from what I. Was explained. Just because somebody else has it doesn't mean it's precedent, but we understand your concern, and we just have to look in for it a bit. We just don't have the answer.

Chris Rayburn 1:00:12

Okay, so if you look at it this way, just for a second, I I have my plans that I'm producing right now. And then I put all of my stuff on the siding the way that I want to do it, the stucco and everything. And then you just say, No, you have to do lap siding on your house. Well, then I have to read, do my whole plans with my draft bid, which is gonna cost me another three or \$4,000 to mess around with, but that's not proper. You can't you can't discriminate what's already been done.

Craig Hansen 1:00:55

Well, Chris, can I stop you please, because we gotta keep rolling. I understand what you're saying, and now we've got a little bit of guideline. We know what you want. We have to go back and figure out exactly if the homeowners will accept it. Do we make a decision just as a board? We've got to figure that out. But we know what you want, and nothing gets stucco because my parents had the first taco home in Southern Oregon, and it was a beautiful house. So I have nothing against it, personally. So we just have to figure out the process we haven't dealt with before. Okay, okay,

1:01:31

I need to know this, like the next week

Speaker 1 1:01:34

the architectural control committee, Chris has the architectural control committee. They've got forms filling what you want and submit it to them, yes,

Craig Hansen 1:01:47

yeah, yes. So that's, and that's on the portal. You can do that. We just like say, we got to figure, we got to figure out how to do it properly. Because this is, yeah, we're doing our best to follow the letter of the law and yet be flexible. We are homeowners. We are not a court system.

John Dix 1:02:10

I think, from the perspective of Chris, just one second here is that we don't need to go on the full on plans yet. You know, basically you're just going to submit kind of the general idea that you want to do, just the whole stucco aspect, without having to, you know, have your architect draw it off or something like that. It's just the general idea of what you want to do to start with. That's what they'll review. And if it's yay or nay, then it's going to come back to you, and then you'll be able to do the type of plan. So you don't need to have the full on plans with this submission, just basically this stucco issue is what you know is going to be reviewed and

Craig Hansen 1:02:44

listing the the houses you've seen, and that gets something in writing that we are, that we can put in minutes as to what we looked at and what decision was made.

1:02:54

Judy, this should just

Judy Henderson 1:02:56

go to the ACC, right? Yeah, it's up to them to review all the guidelines and make a decision, it's, it's, and then make the recommendation to the board. So he should submit the forms that are required to the ACC and let them get the

Chris Rayburn 1:03:16

head, head person of the ACC, just so I could talk to them real fast, and then

1:03:22

I'm sorry, yeah?

Chris Rayburn 1:03:26

Chris person, David swearington, yeah, yeah. So can't get a hold of him, because nobody will give him my contact information, email or anything to actually ask him a conversation of what's going on. So

Craig Hansen 1:03:44

it doesn't look like David's online right at the moment. We're going David's left. Okay,

Judy Henderson 1:03:50

no, we can. We can make sure that David contacts him. So

Craig Hansen 1:03:54

Chris likes a motion. If you just fill out a basic information on the ACC, we'll give it to them. We'll let David decide whether they're going to contact people or not when it's all over and done with whatever they refer any homeowner can actually request a review of the board for the board to make a final decision. That's kind of the process, but no different than I wouldn't give out your phone number to anybody else. I don't give anybody's out without their

Chris Rayburn 1:04:26

call. Me give him my information like I

Craig Hansen 1:04:30

asked you 100 times. Yeah, you didn't ask me today, and then

Chris Rayburn 1:04:34

I can email him my plan and then show him kind of this is what I want to do. So then my architect and everything, and my engineer, I don't have to pay 1000s of dollars extra.

Judy Henderson 1:04:48

There's a form. There's a form on the portal for requesting that information. Have you filled anything out in the necessary forms? I don't have a. Portal. Okay, okay, I understand, I understand that aspect. Okay,

Craig Hansen 1:05:07

so Chris, first off, you didn't tell me 100 times our phone conversation, you were talking over the top of me, and that's why I hung up on you, and I text you that you asked me once, and it was yesterday, and I have been quite busy, so I will get to David, but if you get that form, just a simple fill out, please, that follows the procedure of the homeowners association, and we will do everything we can to see how we can resolve this as

1:05:44

possible. I'll email it over to you, Chris,

Craig Hansen 1:05:47

did you hear that John's going to email you? Email

1:05:53

me there. Yeah. Okay,

1:05:56

all right, let's move on. Okay,

1:06:06

what time is it? I'm 708708

Craig Hansen 1:06:10

right now. Okay, I wanted to close at seven. Yeah, you want to spend more.

Joy Wright 1:06:18

I mean, I'd like to finish, well, I

Craig Hansen 1:06:23

think what else we have to go in to a short Executive Session, yes, with Judy and Phil excuse me, Paul Baker had to leave, yeah, and that's probably gonna take us 1015, minutes. So at this point, and then we'll close the board meeting. So unless somebody has another reason, I would like to thank everybody with that was there. Judy, if you could stay online, we're going to move into executive session. And it's additional information from the Chris Hearn, who is our HOA attorney, which related to the mitigation. So that's why we're going into executive session. So

John Dix 1:07:10

I can put people into the waiting room for now, but I don't know how long it's going to take. We'll then finish going back into open session at the end,

Craig Hansen 1:07:20

there won't be in this executive session. I just say that there's really no reason for people to stick around, because I'm we've actually gone into more detail about the last executive session than we needed. It's just augment of what we've already told the homeowners. So there'll be nothing that I can add after that meeting,

John Dix 1:07:43

so I'm going to put folks into the waiting room now, or sign off and go from there.

1:07:50

Okay, okay, thank you. Thank you all.

1:07:56

You had a restaurant. Yeah,

1:08:03

is every is everybody off? Not yet. Oh, I see Chris. Chris

Craig Hansen 1:08:11

now, Paul's fine. So Paul, Dana and David and Laura

1:08:21

was Laura one of those. I don't

Craig Hansen 1:08:23

I think Laura signed off. I think she did

Craig Hansen 1:08:40

okay. I got hit. My mind around the executive. Course, yeah.

Craig Hansen 1:08:52

Okay,

Craig Hansen 1:09:00

okay, well, Chris got back to us. Dave Matthews in our original meeting, which Judy was unable to attend. At that point, I had not seen that his attorney had accepted. Go ahead, Judy, hold just a second. No. Go ahead. So Judy, Hang on. I'll sign a couple things.

Judy Henderson 1:09:29

I'm just available. One problem, Dana has got to fix dinner, so I don't care

1:09:37

what are we having?

1:09:41

Fajitas. Who? Oh,

Mark Wilson 1:09:43

I had some the other night. They were excellent.

Craig Hansen 1:09:48

Yeah, she got they didn't give

1:09:52

me. Oh, well, that was left over from a party.

Craig Hansen 1:09:56

They emailed it to Tamara, and then, because it. Was, I don't know if that Dana told you actual

Mark Wilson 1:10:03

I've got a new significant other. We're gonna get married in September. But yeah, thank you, and you'll love so I guess she says,

1:10:17

Yeah, well,

Mark Wilson 1:10:19

maybe when she maybe when she's legal, she'll care. They have the same role that you guys have

Craig Hansen 1:10:25

the

1:10:28

right on. So we need we'll just do that

1:10:30

after she's moving in

Mark Wilson 1:10:33

with me, try and have a couple variables. And she's actually moving in in May, and then we're getting married in late September. The agenda, yeah, I've still got a nail back and forth, and I've still got my place in Arizona so but it was outstanding. Of course, it was

1:11:01

all these doors and all the

1:11:05

is, oh,

Mark Wilson 1:11:09

I know that's why I stayed there. I actually had to come. I came back early.

Craig Hansen 1:11:12

I can't I added,

Mark Wilson 1:11:15

I usually stay down there April. But, you know, we talked about board meetings, and I said, Well, no, I've already signed let's try to get an agenda where we put dance on board, okay, once a month, so that we can all plan on that. So, you know, right now, we've been kind of, well, we're spinning our wheels a lot.

Joy Wright 1:11:36

I too will appreciate that. I want to be up at our cabinet. Hi, exactly

Mark Wilson 1:11:40

so. And I know you would probably enjoy that as well, just to have an agenda. As far as when board meetings are going to occur, we do know December 2, yes, and I will be there for that so and then when we need to get the word out come

1:11:57

December 2,

Mark Wilson 1:11:58

yes. Well, we need to do some legwork between now and then. No, well, yes, i That's right. I did mention to both Paul and joy that I would run again to keep some continuity, if we

Craig Hansen 1:12:14

needed it. We both have agreed. We both have agreed we would run, we

1:12:19

would run again to keep some concrete

1:12:23

would still be on the board. Well,

Mark Wilson 1:12:25

we would, unless there was other people that wanted to run, and then we got, what I'm saying

1:12:31

is, you still have another year,

Mark Wilson 1:12:36

so they say. And actually we've got to figure out how we're going to stagger it, because if we have four elections, I know it's crazy. It's crazy. We can't have four, three year terms, because we should have, you know, one or two going off every year and then trying to solve we'll figure that out and down future roads.

Craig Hansen 1:12:54

We're gonna move back to Carino. Okay, evidently, technically, in the Executive Session, these are things we can't talk about, believe it or not, so especially with Morgan not on there. When do I bend the rules? When don't I bend the rules? Okay? And John just told Me I gone Through I