

# Board meeting 6-26-2025

## Summary

The board meeting covered several key points. Craig Hansen led the meeting, noting the need for transparency and summary of meeting. The minutes from 5-12-2025 meeting were approved, and the next meeting was tentatively scheduled for September. The Treasurer's Report showed a combined accounts balance of \$210,252, with HOA dues year-to-date at \$54,018.60. Craig discussed the impact of Carino on legal fees, noting potential future savings due to insurance coverage now for our attorney. The potential impact of Avista's gas line repair on the community discussed. The landscape committee addressed issues like chemical use, hedge maintenance, entrance trees, and retention pond cleanup. The ACC committee reported on ongoing projects and anonymous complaints. The board also discussed the need for board member nominations and the need for 5 board members to avoid quorum issues, with Craig Hansen and Paul Baker leading the charge. The community's reluctance to engage was highlighted, with Craig mentioning his daughter-in-law's past skepticism running for the board. The reserve study was deemed poorly done, prompting plans to create a more detailed one in September or October for 2026. The board also addressed past-due accounts, considering legal action for non-payment. Specific issues included undeliverable mail and a \$9,000 lot past due. The meeting concluded with a brief executive session on privacy matters and appreciation for Paul Baker's service.

## Action Items

- @Craig Hansen - Post the Treasurer's report and financial statements on the portal by Monday.
- @Craig Hansen - Contact Avista about the gas line issue and see if the insurance company can cover the costs.
- @Craig Hansen - Start planning for the upcoming board member nominations and annual meeting.
- Notify Southridge about maintaining their property and addressing weed issues.

## Outline

### Meeting Introduction and Attendance

- Craig Hansen calls the meeting to order and introduces the attendees, including David Swearingen, Dana Henderson, Judy Henderson, Joy Wright, Mark Wilson, himself, and Don from CPM. Paul Baker along with several homeowners attended via Zoom.
- Craig explains the importance of tracking decisions, actions, and votes for official minutes and asks Joy for help in remembering homeowners' names and questions.
- Craig mentions the need to adjourn the meeting at 7:45 PM due to Dawn's schedule.

### Approval of Previous Meeting Minutes

- Craig asks for approval of the minutes from the 5-12-2025 meeting, which are approved after a motion and second.
- Craig emphasizes the importance of transparency and the use of software to track meetings, noting that the software can sometimes make mistakes.
- Craig mentions his plan to post summaries of meetings on the portal within the first week of each month for homeowner's easy access.
- Craig reminds everyone to reread the minutes for accuracy and to report any errors.

### **Discussion on Future Meetings and Legal Updates**

- Craig discusses the possibility of no July or August meeting due to other meetings related to mediation commitments for Carino. Estimating a September meeting.
- Dana asks how homeowners can handle questions if they are deferred for two months, and Craig explains that questions related to ACC or landscape should go to CPM.
- Craig skips the president's report to move on to other items, including the Treasurer's Report.

### **Treasurer's Report and Financial Updates**

- Craig explains the new process for the Treasurer's Report, which will be reviewed and posted monthly prior to board meetings.
- Craig discusses the combination of two operating accounts into one, see Treasures Report for details.
- Craig provides a detailed breakdown of income, expenses, and delinquent accounts, including a motion to waive late fees for one homeowner who is past due. Moved, 2<sup>nd</sup> and approved.
- Craig mentions the need for additional expenditure to be approved by the board and the potential impact of legal costs related to Corino.

### **Landscape Committee Report**

- Dana provides an update on landscape issues, including repairs, complaints, and maintenance activities.
- Dana discusses the use of chemicals in the park and the decision to avoid using Roundup due to environmental concerns, especially for children & pets.
- Dana mentions the overgrowth of hedges and US Lawns decision to address this without additional charges.
- Dana provides updates on the retention pond, community cleanup efforts, and the need for additional funding if the community does not contribute.
- A homeowner is concerned about trees dropping leaves in their gutters. Dana went with US Lawns and an arborist to inspect trees on all three entrances. They are healthy and both US Lawns and arborists advise leaving the trees alone.

## **ACC Committee Report and Community Concerns**

- David provides an update on ACC activities, including anonymous complaints and the need for homeowners to provide their names for legitimacy.
- David discusses the need for corrections in ACC forms and the difficulty in converting PDFs to Word documents. They are working on this process to eventually update all forms & guidelines for easier use.
- Craig and David discuss the construction deposit for the Camino home and the decision to return it to the new owners once landscaping is completed.

## **Neighborhood Watch and Community Engagement**

- Joanne Van Kamp provides an update on the neighborhood watch, including the involvement of a new Medford police officer and plans for future meetings.
- Joanne mentions the possibility of a meeting at a local church and the desire to cover the cost if needed. The board all agreed the meeting expense should be paid by HOA.
- Craig and Joanne discussed the importance of neighborhood watch and the need for community engagement.
- Craig suggests adding information on how homeowners can access past meeting summaries and transcripts in the next newsletter.

## **Carino Update and Legal Process**

- Craig provides a brief update on the Carino situation, including the involvement of a new attorney and the potential for mediation to resolve legal issues continues to be delayed.
- Craig explains the need for engineering plans and the estimated costs for Carino repairs. Steve Majors and TDW Excavation did an estimate for Carino Road only. It is a very ballpark estimate that doesn't include engineering, permits or South Ridge lots. Again, we are reminded that the slide on SR lots have to be repaired first.
- Craig discusses the impact of AVISTA's decision to no longer repair the main line at their cost and the potential complications for the community.
- Craig mentions the need to discuss the AVISTA issue further and the possibility of involving the insurance company to cover the costs.

## **Future Planning and Board Nominations**

- Craig discusses the need to start thinking about board member nominations for the annual meeting in December.
- Craig suggests that he believes homeowners are concerned about 3-year commitment. We should encourage them to run, and if need be, they can resign after 1 year. Then the board can appoint a replacement for 1 year.

- Craig emphasizes the importance of getting more people involved in the board and the need for transparency and communication with the community.
- Craig and the board members discuss the challenges and responsibilities of serving on the board and the importance of community input.

### **Challenges in Board Membership and Community Involvement**

- Craig Hansen discusses the reluctance of some community members to engage with board issues and attend meetings.
- Craig mentions his daughter-in-law's skepticism about his decision to run for the board.
- Craig emphasizes the importance of having a quorum and the efforts of Paul Baker and Judy Henderson that stepped up to serve on the board.
- Mark Wilson suggests using our newsletter to inform the community about the importance of having a board and the potential consequences of not having one.

### **Addressing Community Concerns and Alternatives**

- Craig Hansen and Mark Wilson discuss the need to educate the community about alternatives if the board is not functioning.
- Craig mentions Morgan Butler's negative influence and the importance of addressing his opinions.
- Craig explains the reserve study and the need to create a more accurate one for 2026 was suggested in an email by Morgan Butler. This can be done by the board saving the HOA \$1,500.
- Craig plans to schedule the reserve study in September or October.

Craig moved to close this regular board meeting, and we'll go into Executive session. He told homeowners the session will discuss homeowners with past dues, and additional information shared to the board about Carino.

Motion made and seconded to adjourned. All approved.