

# Board meeting CPM

Wed, Jan 29, 2025 5:54PM

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## SUMMARY KEYWORDS

Board meeting, parking requirements, guideline changes, Corino lane, HOA attorney, South Ridge, geotech firm, road erosion, refund request, annual meeting, Zoom meeting, homeowner communication, liability, mitigation efforts, engineering standards., HOA requirements, public safety, archeological report, emergency circumstances, water management, geotech analysis, insurance claim, utility coordination, landslide mitigation, board meetings, contract compliance, volunteer efforts, transparency, focus groups, legal contract.

## SPEAKERS

Joy Wright, Craig Hansen, Bruce Nelson, John Dix, Morgan Butler, Jeff Brooks, Ed Guerrero, Paul Faubion, David Swearingen

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**C** Craig Hansen 00:01

Yeah, and we will, we can get into that part now, but or in a bit, I guess.

**D** David Swearingen 00:13

You know, thank you for doing this. It's

**J** Joy Wright 00:19

very nice. Thank you.

**C** Craig Hansen 00:22

So

**B** Bruce Nelson 00:25

I think

**C** Craig Hansen 00:27

a g a se

I shared with you what Ed enjoy and I did changing positions, yes, terms, politics.

Joy Wright 00:41

A few minutes, a few minutes coming on.

Craig Hansen 00:45

And Paul, I shared that with you. Yeah, okay, so we don't have to, we don't have to go over that moment, but you are, once we get one reading going, we're going to let Joy introduce as the current, and then she will pass off and talk about, you know, the meetings pass on. Oh,

Joy Wright 01:05

no, I just

Joy Wright 01:06

pass off. No, I am so not ready. Good.

Ed Guerrero 01:12

I'm too old today. Counting days and it's always better than me.

Craig Hansen 01:27

So, you know, Joy had already kind of started the process of having a work session, you know, in advance. And so I definitely want to continue that. And it's not really in detail discussion, because that has to happen the board meeting, but I just want to review what I see on the agenda and what we're going to talk about, so somebody has a chances. Oh, I need to know a little bit more. And I have, oh, Bruce is here. Cool. I wondered if he would show up. Awesome. So anyway, we'll have a rough idea what's going to be in the meeting, and you'll have some information in front of you. And if, for some reason, you say, Well, before we get there, can I ask this question? Hey, Bruce, you can be at the head

David Swearingen 02:20

of the table with me. I head of the table with

Craig Hansen 02:28

Oh j tki d f th l dI 't Ik D 't i b tI

me. Oh, no, we just kind of got here early, and I wasn't sure. I knew Dana wasn't coming, but I wasn't sure if you were coming. No,

**B** Bruce Nelson 02:38  
but he's here

**J** Joy Wright 02:42  
that he is. Oh, here I am, the only woman

**D** David Swearingen 02:46  
again. How lucky you are to be amongst

**J** Joy Wright 02:48  
all and they're all extremely good. Well,

**D** David Swearingen 02:52  
wonderful. Thank you. You betcha.

**J** Joy Wright 02:58  
Now that we've come to manage one another,

**D** David Swearingen 03:02  
we can begin the meeting.

**C** Craig Hansen 03:06  
So the thing that you'll notice is the meeting I've set real short my goal will be, and we will get in more detail as time goes on. Board meetings are to make decisions, not general discussion. Okay, the you excuse me, David and Paul and Bruce and Dana was invited to meet with them, and I think it was a great idea what Dana did, and the idea of kind of a focus group. So my mind is heading towards having similar types of meetings as focus groups, and that's where a lot of discussion will be. And I didn't know whether we could use a room like this, so we could invite homeowners to come on Zoom if they want to be a part of a focus group, and we just have different topics that's that will come down the road. Is there any more hard copies? Or is that yes? Oh, wait a



David Swearingen 04:13

minute. Versus we will share this one for now, absolutely, you got to share



Craig Hansen 04:21

too. But I Yeah, well, that's been revised, and I moved up, and it dawned on me that I need to give John one. And then I didn't think Dame was coming. I wasn't sure about you, so I didn't turn up. Okay, so was not intentional.



Craig Hansen 04:40

So one of the things David, that I thought we'd have time to talk about, and that was the guideline changes. Okay, now all the time, Corino isn't going to be a statement on Craig Carina is going to be a discussion. And I don't see the time. I didn't feel that it was an immediate importance about the minor changes. So I'm gonna let that one kind of skip.



David Swearingen 05:07

Yeah, Hey, John, already has you got the folder of what we proposed for? Okay, sounds great.



Ed Guerrero 05:15

Let's move on. I just have one question regarding any changes. Yeah, I'm sure you follow the ccnr and by loops and the due process,



David Swearingen 05:24

yes? Well, yes, okay, what? What I'll say to that is, none of the changes are on the the ccnr. It's all on the guidelines. And that's a board approved process. It's a way of simplifying the ccnr for the homeowners, the guidelines. So all we're doing is revising the guidelines we inherited with CPM address, maybe making a few little minor changes, taking out preferred builder, that kind of thing that don't exist anymore. So that's all we're doing with that. This is the guideline, Mr.



Ed Guerrero 06:04

President, yes, based upon the research that we're making, any changes we have to win the vote. We vote in us. We must make it in the resolution. Yes,



C I N

19

 Craig Hansen 06:19

so, but with this in this discussion, we're not going to do that this meeting, because we don't have time. Yes, you're correct. You also notice that I gave you a copy that there are rules and regulations that we are allowed to change at the decision by the board, or at least a quorum decision on the board. I only put it here, not in detail, but the fact that we can, it's something that I'm investigating, exactly what we can or can't do, but there will be things that the board can't decide, and there'll be things that have to go to those okay, but this is just to give you an idea of different things that I'm looking at. Great.

 Joy Wright 07:12

This is brand Thank you.

 Craig Hansen 07:15

Yeah, it's just, it's just a thought, yeah, I understand. I get thoughts and I print them and I go, Okay, this is something I've got to dig into a little farther. We've got to make a decision in the board meeting about Rhea request for a refund. And you want to just fill everybody in real quick on that, and then we'll have to vote on board meetings.

 David Swearingen 07:42

Corino, because of the falling of the way of the road, she requested that a big truck could back in there with some equipment and do the clearing and that that she wanted to do, in reference to her landscaping, so that she could get her refund back. And we discussed it and decided that that wouldn't be good right now because of the road condition, and so she requested if she could have the refund back in good faith, since we don't know when this is going to be resolved, and once it's resolved, she will finish her obligation there to complete Her landscaping, cleaning up the back part of her property. So that was the proposal she's requesting to the board that an authorization to get under the circumstances, to get her refund back. Now,

 Craig Hansen 08:34

so ed that you and I have to make that decision. The only input that I would have is that decision, then would also have to apply to Dave Matthews, which he can't access his either. So if he requests his refund, if we do it for Ria, should he request it? I'm not suggesting we offer but should he request it? Then we would need to,

 David Swearingen 09:01

he hasn't even submitted a plan yet. Okay, so he would still need to submit a, I would think, still need to submit a plan for approval or disapproval, and then if the circumstances warrant and he asked for it, then I yeah, I would say it would want to do that too? But Ri has been very above board with everything. Okay,



Craig Hansen 09:26

so is there anything particular? We'll just make a, probably a vote like, say, in in the actual board meeting. So it can be in the minutes that we



Ed Guerrero 09:40

Okay, we're gonna go down the line. Where are we? Number seven? No. Landscape eight, yeah. So 115, to seven years ago. Okay, we're gonna discuss that,



Craig Hansen 09:54

but just have an idea. You know what you're going to do, and if what I would like to do in these things. So Paul suddenly said, Hey, I'm going to argue that one, and we're going to go, Okay, well, we better get an idea of what we're going to argue, you know, and do we need to discuss a few things now? But if everybody's kind of on board, then I am, yeah,



David Swearingen 10:17

not that I have a book account. Well, I think it's a fair request, since she's been waiting forever, almost three years now, she completed



Ed Guerrero 10:28

over the crowds again. She still have any machine. You know what we're saying? There was, there was



David Swearingen 10:33

one question on the back part of her property that goes down to Karina lane that had some leftover dirt and stuff that actually wasn't hers. It was when they put in that, that little cul de sac right there, but she's agreed to clean all that up and make sure that it's right as finishing up her landscaping in the rear. And so she submitted a plan. We approved it, and then, of course, the road was deteriorated to the point where she could get that back and have it nice.



Ed Guerrero 11:04

Has happened? Christian, your CC, ACC, right? That's the the Committee on



Ed Guerrero 11:16

the committee, when this gentleman is handling of the yard, asking so do you guys communicate? Is she part of your ACC No, she's not him.

 David Swearingen 11:31

Oh no, no. He's not part of the the property landscaping. He's He's the association landscaping. Okay, yeah.

 Bruce Nelson 11:41

Okay, so that committee would, he's

 David Swearingen 11:43

part of, he's part of the HOA landscaping committee

 Ed Guerrero 11:51

you guys are doing.

 Craig Hansen 11:59

So the next thing that Jeff Brooks is going to come down, and I guess he was sent a notification or an actual fine for his parking.

 David Swearingen 12:11

We hadn't assessed any fines yet.

 Bruce Nelson 12:13

I talked to Jeff this afternoon, because he's my guest and and I said something about the board meeting. And I said, Oh, you're, you're, you have something to say tonight? And he said, No, I just need to know. I just need no decision. I just need to find out how I need to go about this. So about, what, about whether or not he said to me, said, You know, I, his leg was broke, and the Bucha was parked on the street for a cent, a great time, because his leg was broke and whatever anybody could move. A pickup didn't have to be him, but and then he said that you got to notice. And after that, he was going to put lights on his house. He was feeling better on the roof, move the truck out on the street so he could get to his driveway completely. And was out there for a couple hours, he said. But he got a notice at that point again, so he said, I'm not I'm not upset about this. I don't want any fines, but I just need to know what the decision is. Is it because my my truck is commercial, because it's got a sign on the side of his company? Is it because it should be on the street at all? I just need to hear the board's decision on how I need

to be obedient to whatever the rules are. That's what he said to me. He wasn't planning on presenting anything because I asked him, I said, I talked or anything. He's no, no. I just, I just want to, okay, find out what, how I need to move forward. So what

 Craig Hansen 13:55

I would like to do with that again, in the essence of time, can you just write up. These are the reasons, and this is what we're expecting,

 David Swearingen 14:04

sure, well,

 John Dix 14:07

to be honest, so I was looking at this again today. What was, what we got, the reason, what we sent the letter, was because it was a commercial vehicle. So no doubt it was a commercial vehicle. But how is it defined here, as what's not allowed to park on the street? And what I think is kind of interesting is that it's defining it based on the weight versus having a he

 Bruce Nelson 14:33

said that today. Yeah, he said, first of all, my pickup and commercial vehicle aren't the same thing commercial vehicle is any he knows that he said that has to be certain weight be considered commercial. Or is the board considered a commercial? Because it's an assignment, right? So anyway, he didn't say that to me, yeah. So,

 John Dix 14:57

yeah, I think

 Bruce Nelson 14:58

over to look at something in my yard and and we just started

 John Dix 15:02

chatting. That was his. His contention is that, you know, is it a commercial vehicle based on, you know, what? We're defining the ccnr, right? And so let's bring it up so you can and

 Craig Hansen 15:14

is there a difference in personal planning versus



David Swearingen 15:16

the other thing is right here in one of the policy guideline resolutions, owners residents are required to park either in their own driveway or garage. Okay, street parking could be for an hour or two if you're working on this, but not overnight,



Joy Wright 15:33

and not for days like,



David Swearingen 15:35

like, the second violation was early in the morning, it was still out there and and for guests, no more than three days.



Bruce Nelson 15:45

Okay, that was good. My next question, I've done that, yeah. What part were you looking at for the



Ed Guerrero 15:51

I do remember reading them,



Craig Hansen 15:53

section number,



David Swearingen 15:55

well, one of them, one of the things, it's a Class C infraction. It's under parking, under the general community policy guidelines resolution, and it's also in the ccnr. The ccnr's are not quite as clear as the resolution is for residents parking and so specifically, it's, it's on the Bella Vista homeowners association, general community policy guidelines, resolution, so



John Dix 16:29

you're not pulling that's coming out of the resolution, rather than the ccnr, okay. Now

C

Craig Hansen 16:34

it is resolution, the addendum or amendment. Yeah,

D

David Swearingen 16:39

this one is one of those that we're wanting to update. But this one was updated that we inherited to 212, of 20. So about four years ago, five years ago now, the resolutions were updated, and that's what we inherited, centers that we've been been working on, and so that's, so that's, that's one of those. And this is the section that talks about what class of infraction it is from the regular guidelines and the ccnrs. Now I

D

David Swearingen 17:26

the

D

David Swearingen 17:33

like, for instance, in one of the addendums that was done to the ccnrs, it says here that, except as otherwise may be provided in the rules and regulations of the association, no vehicle or similar equipment will be parked or short in any area visible from any street except passenger automotive, passenger van, motorcycle, pickup trucks, blah, blah, blah with attached beds and are in operating condition with a current license plate used daily that are authorized to be used on the state of Oregon to abandon delinquent or inoperable vehicles movie stored or located on the new Lotter street. So

J

John Dix 18:13

that's saying he can park there.

D

David Swearingen 18:17

Well, it says provided, except as otherwise may be provided in the rules and regulations.

B

Bruce Nelson 18:26

Okay, so, so

D

David Swearingen 18:27

the regulations try to clarify that for people, it used to be very clear in the ccnrs they did the Fourth Amendment to try to condense the ccnrs for motor vehicles and and so. But it still does say except as otherwise may be provided and the ccnrs Give the HOA the clear ruling to be

say, except as otherwise may be provided, and the ccnrs 'Jive the HIJA the clear ruling to be able to establish rules and regulations.

J John Dix 18:58

It's the amendment that's the key,

David Swearingen 19:00

yeah, and so, and it says rules and regulations in the amendment under under motor vehicles, and so then the rules and regulations clarify these

John Dix 19:11

things for everybody. So that's perfect. That's the key. It's the Fourth Amendment. And here's the Fourth Amendment. Yes, the Fourth Amendment. So that, so it's basically that got rid of that weird little clause about the weight. So here it's saying, basically, regardless of the size, you can't have a commercial vehicle

J Joy Wright 19:31

regardless of weight, yeah, yeah. And the signage makes it

John Dix 19:34

a commercial Exactly. Yeah. It clearly is a use for commercial use,

C Craig Hansen 19:38

okay, so what I would suggest, and that's probably

J John Dix 19:41

what he's not seeing. He's probably looking at you just like I was looking at the original CC and ours. It's not a ton truck.

Bruce Nelson 19:48

And I don't think he even looked at that. I think it was noted, probably with the notice, commercial vehicle, right? And that's what he's probably not getting that for CCRS. I think he's just getting that from the notice.



Craig Hansen 20:01

Yeah, so to save time in the meeting, my thought here is, can you just do the clarification? And all I'll say is, we received requests from Jeff Brooks to clarify parking violations, and this will be clarified and sent via right right? Yeah, I think, I don't think we need to vote on it. If he's not approaching us, make the decision. That's



John Dix 20:30

the key. Is, what will he show up? If he shows up, Hey, Jeff, you know you're here for the hearing. Please tell us what's going on or speak, and then, you know, if he's just saying, Oh, I just wanted a clarification, really, okay, well, this is where



Bruce Nelson 20:44

we're pulling. He wasn't planning on coming here. Okay,



John Dix 20:47

well, zoom,



Bruce Nelson 20:51

yeah, he just said to me, I just want to know how I need to go about this. Yeah.



John Dix 20:55

So then at that point, you know, assuming that he doesn't show up, or if he does. And, you know, the board now has the ability to make the decision on, you know, are we gonna? Is he still parking there? Is that? No, no, he's been compliant. Yeah, okay, yeah. So it's kind of, it's basically, at that point, just getting back to and say, No, you can't park there because of this.



David Swearingen 21:20

So the resolution says homeowners are the only Park in their driveway or their garage, so even if it's a commercial vehicle, yeah, homeowners vehicles are street parking. Bottom line street parking is for visitors, right? Yeah,



John Dix 21:48

you can't park in the street and you can't park in his driveway, right, either,



Bruce Nelson 21:55

based on so it seems to me like you take the commercial vehicle out of the equation and any vehicle but you



Craig Hansen 22:04

Okay, so again, just clarify if he shows up, we'll listen, but I'll just make mention of in the minutes that the clarification for the parking requirements will be sent To Jeff Ferguson. There'll be no discussion about,



David Swearingen 22:25

yeah, it's, it's resolution two point 12.4 motor vehicles and,



John Dix 22:35

well, it does look like you could park in this street as long as it's moving every day.



Ed Guerrero 22:41

No. And this street parking I remember reading is really for visitors, visitors, and it's only for a short time might take with this particular situation. So as long as we tell him, and he's cooperative, and he's moving and it was not hazardous.



David Swearingen 23:06

Street parking is intended for short term guests, own owners, slash residents, are required to park either in their own driveway or garage,



John Dix 23:16

and that's in the rules and regulations, because they say rules and regulations say, is why it's bumping it to that level, yeah,



David Swearingen 23:28

and unfortunately, the Fourth Amendment that does away with the full explanation in the ccnrs of motor vehicles has really narrowed it down.



P

Paul Faubion 23:39

Kenny Parker commercial here in

B

Bruce Nelson 23:42

his you

B

Bruce Nelson 23:46

can park a

J

John Dix 23:47

commercial vehicle, unless it's screened for view,

B

Bruce Nelson 23:51

but it's considered a commercial vehicle because it's a small pickup, right? Because

J

John Dix 23:57

it's got the it's a business truck sign on,

B

Bruce Nelson 23:59

yeah? Remember?

E

Ed Guerrero 24:00

Remember reading again,

B

Bruce Nelson 24:05

sorry, blanks white sign and put it over the top of that label magnet, right? Okay,

C

Craig Hansen 24:14

both. So this follows through center clarification. The only thought that I would have above that is this. We've dealt with at least one other vehicle I know that we have requested on West. Esta, yeah, so this might be something, as we get into these, we consider it's one of our

general statements, okay, just updating the homeowners. You know that. You know these are our parking requirements. So in other words, if we've had to address it once on the board, there's got to be more than one other person out there that doesn't know the world. And maybe that just becomes a general notification,

Bruce Nelson 25:00

B

yeah, yeah. So I have another one

John Dix 25:02

that I'll need to get with you on.

Bruce Nelson 25:05

B

There are a lot of folks who maybe have a, you know, maybe it's, it's, or whatever, the thing Cadillac with,

Joy Wright 25:16

Oh, Mary Kay. Mary Kay, a

Bruce Nelson 25:18

B

car, yeah, you can't park that in their driveway. So where does somebody park if

John Dix 25:24

J

they're reading your rules and regulations?

Bruce Nelson 25:28

B

They own inside the

John Dix 25:29

J

garage. Park inside the

Paul Faubion 25:31

P

garage \lery cable

average. Very cable.

B

Bruce Nelson 25:34

But before you buy a place,

J

John Dix 25:40

you need to read the rules and regulations No, you can't.



Craig Hansen 25:45

Okay, so we good with that for the moment.



David Swearingen 25:49

Yes, yes, we'll get together. Yes,

C

Craig Hansen 25:51

excellent. Um, Carina was going to be a very short statement in the beginning, because I've been thinking about, well, maybe I do a third update, but everybody's aware corinos now started, and now it's becoming a much bigger problem, and all sorts of things are happening. So I feel now that I'm on a need to spend a bit more time in five minutes, what I have a list of things, but what I think I would like to do is, if each of you happen to think of a question that's burning in your mind, you have to be something by text. But I'd like to do, when do I get that point? Let you guys. We're talking about Corino. I'm hoping to questions before I get into my list, because whatever you're thinking, my thought is, that's what the homeowners are thinking, and I figured I addressed those questions first. And if, if I go down the list and you didn't ask a certain question, then I will augment



Bruce Nelson 27:01

me now they will. He's working on it today, moving dirt. And does that require permitting? Because apparently there was questions about permitting when he was moving dirt, first time. Now he's moving dirt, but that'll



Craig Hansen 27:15

be a good question to ask. But I will tell you, we have there are, we believe now four attorneys now involved, okay, and our attorney sent out a letter. I'm doing a little more detail. I had been handling the responses with Michael. We had a good meeting. We've had good communication. They requested it. Things have been going well, but all of a sudden these questions now are

getting with potential of a lot of liability and the last letter that I wrote up, and everything that the committee has done has gone through our attorney or Robin Moore, okay, we basically did not make any any decisions without their input. But now, as of last night, the our attorney and their his group to decide it's time that all responses go through that which takes a huge low government absolutely in that they do address city requirements, which I had also mentioned, but they have to fall city requirements are supposed to have geo tech on site, of which at this point we believe They haven't done any of them, but they've been notified. It's their property, and if they don't follow through, that's city ordinances. And setting up for we've requested by these rules and regulations, and we've documented in case that it goes, yeah,

**Bruce Nelson 28:58**

and my question on that was more if it does go through the city, and I guess I was assuming that if it was presented to the city, then there would also be documents engineering to protect something that the city would also be approving. So I don't

**Craig Hansen 29:13**

believe he's doing that, and we haven't seen any reports.

**Ed Guerrero 29:17**

I remember reading the attorney, the person that lost his access? What was his name again? Person that lost their access into the house? Matthews attorney wrote this association requesting to to meet, and I said, and I gave you a call, I said, and you were hesitating to go there. I read something in your reading that you stated to go, you want to go with your attorney. And I called you, and I said, just go and listen. You know, this is not litigation. You just want to talk, based on his what he brought. He just want to talk to you guys, what's going on, what is the board doing, or our assignment, and I said to you, go and listen, and then later on, when you don't leave the conversation, then we'll decide whether we should get the attorney.

**Craig Hansen 30:08**

So did you attend time to conserve time? And yes, that is I did go. But at this point, I will tell you every decision I make I have run across the geotech and the attorney. I am not going to put this HOA at risk because I make a poor decision. I'm not going to make a poor decision. Excuse me, I made my own decisions. I've said this before, but it's my company on the line. It was my pocketbook, nobody else's. This is different, okay, this is your guys. And I made sure we had attorney on board. And the minute I was going to visit with Michael, and we had a great visit. But I waited for our attorney. But the minute they contacted me. I went to the attorney. I said, Oh, alright, I can't meet with them tomorrow. We got two attorneys involved. I need to know guidelines

so you didn't go there by yourself and listen oh yeah oh you did go Oh

**Ed Guerrero 31:11**

so you didn't go there by yourself and listen, oh, yeah, oh, you did go. Uh,

 Craig Hansen 31:14

we had a great discussion. Be quite honest, I wish we weren't involved in a situation like this, I think we got get along very well. His mind thinks he's he is a visualizer, and he thinks like I do. He builds things. So our minds actually work very similar. And I had a great conversation. It was very open, but, yes, I did have it, but I waited till our attorney, spoke with his attorney, and they both agreed. And then I met with

 Ed Guerrero 31:46

Michael. I'm asking whether you see him, because I told you to read eight point 8.3 Yes, and by just stating that, or, you know, yep, we have no involvement whatsoever. Nick, in other words, we haven't done anything wrong. We're not delaying anything Well,

 Craig Hansen 32:07

and again, I agree with you, but at this point, I'm not taking any chances. Well,

 Ed Guerrero 32:12

just remember that you're not alone. It takes the group. Well, the board moves,

 Craig Hansen 32:16

that's right. And I have been in contact with Mark. I've you and I have problems getting together, but a lot of these decisions I have between

 David Swearingen 32:27

the three of you enjoy marking you. Yes.

 Ed Guerrero 32:32

Why should I not involve when I have more experience in education, in that field and the field

 Craig Hansen 32:36

you put together? I again, I've called you and you and I have had problems timing calls, but I actually called you first on one of these. We've

E

Ed Guerrero 32:45

been emailing and also text, and there's nothing to that effect.



Craig Hansen 32:50

Well, this is what I've done. I've tried to communicate, really, with you. So anyway, I want to move on to what's going on, and I have read that section, and so is our attorney. But would you also, though, keep track it like say, what burning your mind? And I'm repeating myself, if it's bothering you, it's probably bothering somebody else when we get into this Zoom meeting, talk with John. As you get these questions, the plan is to tell people that we will respond at the end of the meeting if there's time, but if there's a question about Corino, you need to tell me now. So if a question comes in which is the topic we're currently talking about, I want to take that question then, rather than wait till the end, okay, try and keep focused on that one subject. I mean, during the board meeting. Regular board meeting, yeah, regular forecast.

J

Joy Wright 33:58

So the only one that I know others are going to ask about are, what are those machines do?

C

Craig Hansen 34:05

Yes, yes, sir, yeah. So yeah, and



David Swearingen 34:12

you're going to ask what the attorney said. So what? What you're reading with the attorney was,



Craig Hansen 34:17

did one? What did you just have yesterday? I just had yesterday. There'll be letters I need to confirm it's actually with him. Now, what we can post, we are going to start sharing a lot of stuff again. My decisions and what I've been sharing has been at the direction of our attorney. And you know, we were, as I told Joy a bit ago, Paul, Laura and I were trying to create a team. And we, really, to be honest, didn't know what game we were playing, but we were trying to get people in place. And I'm going to say that when that hill started to slide, I was so thankful that we had insurance company already notified. We had our attorney notified. We had all the utilities. I mean, all the things were kind of in place, but we didn't know what the next step, and that was where we're going with Chris. All right, we got this in place. What do we do? The hill is decided for us. Then now we gotta start making these decisions. My

D

David Swearingen 35:23



David Swearingen 35:23

question is that real quick, yeah, when he's in there with his machines and the way that the curve even has dropped off now over the edge, if I'm correct, as I saw a picture of that, uh huh, and and so anything he does there, cutting that away is going to just contribute, I'm sure, to the road erosion, to the road continuing to fall off. So the people in my household question the liability of him doing anything on there, and does that liability now fall



Craig Hansen 35:58

so the letter



David Swearingen 36:00

so that's that's one question I



Paul Faubion 36:02

have, if I can interject. The good news of that is that whatever he's doing, he's taking on himself and creating any liability to himself, not to the HOA. That's what



David Swearingen 36:15

Paul that's what Craig and I had discussed, and I had expressed with Craig, he only contacted me to get a voice ACC, because it's land and and you know, with with South Koreans coming in, if they'll have us, that will fall under RPG, I guess. And so we had discussed that and and so having and that was what we expressed to Craig to make sure the attorney expresses to Southridge that any shovel in the dirt the liability is nerves, at least, that's the way I see it. So and so, yeah, I want



Craig Hansen 36:59

to find out again, I think that we've reached a point that we will be starting to post stuff like letters, but in your direct comment, there HOA not assuming liability for short South Ridge plan, while the HOA will not block Southridge work under these six engine is okay. Exigent circumstances predicted rainfall, it is imperative to note the HOA does not assume liability for this efficiency or the effectiveness of South Ridge mitigation measures, South Ridge must ensure that all work is performed in compliance with applicable engineering standards, compliance with city codes, provisions, permitting requirements, under supervision of a qualified professional engineer, the HOA reserves the right to address any future concerns should evidence arise that the proposed work is inadequate or causing further harm to the HOA project.

This is the Attorney Letter Are you trying to read that?



Paul Faubion 38:10

This is the -ttorney Letter. I-kre you trying to read that?

C Craig Hansen 38:14

Well, that'd be a question for you guys at the time.

P Paul Faubion 38:19

Well, I don't want to put you on the spot. Oh, no.

C Craig Hansen 38:23

One word joy is going to look up.

Joy Wright 38:26

Oh, you want to know what exigent means, I can I'll give you the real definition.

D David Swearingen 38:34

It would probably be good to read that

Joy Wright 38:38

you take care of that first three

E Ed Guerrero 38:40

or four months, that's my former president asked me to prepare letter to send to those prepared, telling them that they cannot move Doctor women should start, and then they have to come over for review and approval. Now, joy, did you ever send out that letter? We did not, and why not?

Craig Hansen 39:00

Because it wasn't really approved yet with the attorney. So

E Ed Guerrero 39:04

why does she leave an attorney?



Craig Hansen 39:07

We're using the attorney please. From four months, it's been building. I know that you said something, but we made a decision. We're going forward. And as much as you know, and I appreciate it, and I listen to you. We're using the attorney,



Ed Guerrero 39:23

no, but you see now we don't have a record that we're telling these people even before any slide. Listen. You're now moving rock. You need approval. I remember that that letter was sent to you for some reason, maybe to edit or what. But during the meeting, she requested, she requested me and I make research and following all the rules and regulations the ccnr, just to advise the person that even moving rocks or stone or whatever, you need a pre approval from the board, the CCN ACC and the board will approve. You know, even before they go down to get a permit in the city, we're way past that now, yeah, no, no, I'm quite aware, but this is why I'm saying was that letter sent? Because now we can quote that. We told these people way ahead of time that, listen, you not supposed to be doing any work, and they still win, but if we never send a letter, then you cannot go back and say that we advise you correctly.



Paul Faubion 40:26

There's plenty of evidence that they have gone beyond anything for their required approval. There's plenty

Craig Hansen 40:35



of evidence. Anyway, I want to get back there at that in the past we're working now you had it. And no, I joy. I anybody felt comfortable. We weren't as much as you read, and I appreciate it. We weren't comfortable in saying that

Paul Faubion 40:54



in the committee I was involved in discovery at that point. Yeah, we didn't what committee,

Paul Faubion 41:02



I'm sorry, the committee,

Paul Faubion 41:03



we were in discovery. We were trying to get all the information we could before we made any decisions, or tried to make any decisions. So there was a lot going on. And now that the slide has happened, it's forced to hand, in a way. That's a good thing, because it pushed everything

on to Southridge, frankly, and my recommendation would be to read the Attorney Letter

 Craig Hansen 41:28

tonight. Okay, that sounds like a pretty good deal. All right. Well, then question, I open it up and you say you told us about that, the current letter, would you read that to us? Okay? And again, to me, it's trying to get everybody involved. I can talk a lot and control conversations. It's not, you know, I'm just, I'm just the conduit, and I want it to be what you think everybody else wants to hear. Okay, the so I do have that letter. We have multiple letters he sent, and they may

 David Swearingen 42:10

is that in his the response from yesterday, Somewhat,

 Craig Hansen 42:17

yeah, now just look in the when I got this, he sent the final 1230 today, which he sent to Southridge attorney. But I don't think anything was changed. Okay, I want to, I want to throw because I did print out. I want to throw away the drafts, perfect, so I don't, I don't read the wrong one. Okay, so everybody's going to have some question. If you don't have a question you'd like to ask. Then, like, say, then I'll have a list the other things that I don't see dealing with is Sayed Hansen believes qpm mismanaged funds. I think he believes it's more than that. He has made a statement to Dana that he's willing to hire an attorney to go after qpm. I'm saying that's something that the board's going to have to decide whether we would want to back, whether it's his money or not. My only comment is, it's just not qpm. It is cedar Post who was directing qpm what to do using HOA money. And I've argued even Chris doesn't like it. Everybody thinks it was an HOA it was, far as I'm concerned, Hoa is run by the homeowners. The declarant was running it. They were using HOA funds. They told qpm what to do. It

Paul Faubion 44:03

was not an HOA.

 P

Ed Guerrero 44:06

 You're absolutely correct. Yeah. Well, they created the ccnr. The declarant has all the right. They can even fire the so called appointee at will. It's written. The primary reason that it isn't an HOA, yeah, they just call it an HOA and but if you follow all the rules, they have all the authority. Yeah,

Craig Hansen 44:25

 yeah, yeah. And that was my feeling. So anyway, as far as that one, because the time, keep it  
i h b k i d d ill b i h l if hi k i b

in the back your mind, and we will maybe get into that one later if you think it's necessary, but all I'm going to do is make a statement, maybe in there, if I remember Saya, Jan has a question about qpm dispatching money, and I didn't like the word disparaging. Tomorrow, they weren't applying the money in right accounts. It's a debit or credit. It wasn't a credit being shoved off into somebody's pocket. They weren't placing it in the right accounts. And Dana said, Well, that's mismanaged money. No, that's posting it improperly. Mismanagement, to me, is investment, and want

 Bruce Nelson 45:24

to think, yeah, that's what they want. I think verification of that is great. Saying no, no, it was just, and that's been stated before, but people still want to think

 Craig Hansen 45:35

that beat the horse. Morton Butler, okay, so his last response now, and you will see something in there. He is demanding that what we provided and I proved to John, without asking the board, because it is in the bylaws, I told John only to send name and address, I said, avoid phone numbers and emails. Morgan is arguing that because we email, He demands that he has emails. So my thought is where I'm going with this was the board has only approved John to send the other app, we will investigate emails and phone numbers, but because of privacy, we've had too many complaints of misuse, and so the board is not going to reply to that demand. I have put that question in Chris hems, because I don't have a fit. If that, yeah, yeah, and so let them argue. I've said this to a few people. Let them recall us. I don't think there's one person that would say, Here's my paper. We're not going to do that, but that's I'm being facetious. But the other thing, getting back to these rules and regulations, is, when I started reading about this, the board can design certain rules. And my thought is, if he wants to push this, we are going to stall it. We will create a rule where homeowners have the opportunity, just like any phone program, anything that they sign up for, the option to opt in or opt out, and we will set that up as a guideline, and we will give homeowners adequate time to respond, assuming that we can put a column in the Excel file that says opt in or opt out, so that you can do a name sort for email and phone number. Well,

John Dix 47:40

like I told you, I don't think we even have to get to that point, because I think the attorney is going to tell you, No, you don't need to provide it. Case closed, yeah,

 Craig Hansen 47:49

but he's still demanding. I just received transfer

 Ed Guerrero 47:53

to me from my wife's phone because, you know, every time they write to the association, it goes to her because she has her email address and everything These are the name of all the



oes to her because she has her email address and everything. These are the name of all the people and their email address. What? Yeah. So what they're asking, I'm

 Craig Hansen 48:10  
about to use the F word,

 Ed Guerrero 48:12  
yeah, so I don't know what it's asking for. You got that same thing that's shown to her, and that's just one of many. Every time he goes to my wife, because she's her phone number is everybody's dinner close. Oh, this is

 Craig Hansen 48:30  
so the rules and regulations. Things we'll talk about is implement the email adequate that we sent out is just a general we actually got beat up for that. How dare you send me that you should only be sent to the people misuse.

 Joy Wright 48:47  
Oh, yeah, we gotta, yeah, from one person.

 Craig Hansen 48:52  
But anyway, that'll be something we'll come up in rules and regulations, and at the end of the meeting, all right, we're in a tough time. But I would like to end it with somebody looking a takeaway where we're going as an HOA, what you see one of you to step up at the very end, to end the meeting before we adjourn, it is to some type of, if you can a positive statement as to what the board and the HOA and the direction, if

 Bruce Nelson 49:27  
you see something, is it going to be apparent to the homeowners that the three of us will also hear, yes.

 Craig Hansen 49:33  
So the way the it's going to go is we have, there's the screen, we're going to the board meeting. If I board meeting. That's okay.

 Ed Guerrero 49:49

 Ed Guerrero 49:49  
You can see over here, you guys wipe

 David Swearingen 49:51  
my nose and everything.

 49:59  
Okay? So

 Craig Hansen 50:03  
we're going to tell them, they're going to mute all mics at this point and they will post their questions. Is what's going to happen? Okay? I do

 Bruce Nelson 50:16  
want to say just in case it comes up somebody asked a question some point, Dana and I and Dana, brother in law, got the lights turned on tonight at the cool today, lights are now on, and I just got a picture of somebody asked the question during this meeting or system About lights on? Does that mean we're gonna put water in too? Like,

 Joy Wright 50:49  
yeah, there you go, And

 Joy Wright 50:57  
you muted everybody except Arvind.

 Craig Hansen 51:23  
Do we need to mention your inspection of the house? I probably not necessarily. No, yeah. So okay, the new house under construction, yeah, yeah,

 Bruce Nelson 51:37  
yeah. So you're really good at making positive

 Jo Wright 51:41



Joy Wright 51:41

comments. Yes, please. Because I'll say, thank you very much. You're too hot. People are already sending questions. It's



David Swearingen 51:55

585, east, west, under construction. Yeah, it's good. You can say it's coming along well, or the ACC has been meeting,



Craig Hansen 52:05

yeah. Well, you know, I'm thinking we don't have to make a decision. So that's if we were filling time and said, Well, this is what the ACC has done this week. But right now, I think we should just take



Bruce Nelson 52:18

decisions now, I guess.



Joy Wright 52:21

Okay, are we live? Okay? Good evening everyone, and welcome to the board meeting of the Bella Vista homeowners association for January 29, 2025. Please know that I have stepped down as president, and with the help of the board, Craig and I have changed positions, and I'm looking very much forward to Craig's continued incredible work for our board, and it's greatly appreciated. Here you go, sir, you're welcome.

Craig Hansen 53:05



So you the reason that we made the change, and we will talk about it in a bit, is the upcoming annual meeting and voting of new board members. What we saw was, with Doug Dollar being to resign for personal reasons, we were going to end up with three board members for election. We haven't had a lot of people even talking about running for the board, so the concern was we only had two board members that would carry on, and we need a quorum to operate. Absolutely. We can do with that. Yeah, we need a quorum of three. We could do without a fourth or fifth, if we had to, until we could create that so Joy and I decided that we would change positions. And it was with, well actually, Joy, Ed and I, as we got this all together, we met with Ed and then so it's not to have three positions up for voting. We reassigned my term to one more year taking place of Doug's two year not taking place necessary of Doug, but taking over his term, and which would leave at least the quorum, three board members available up to or after

l i h l d h f l i



John Dix 54:42

elections. We should do that as a formal motion.

 Craig Hansen 54:45

Yes, yes. So we, we did have a special meeting, and we actually have done that. But how we just qualify that the three of us met joy, or I made the move that joy has stepped down. I've replaced her position. She has volunteered to take secretary's position. And the thrives determined that I would now have one more year, and as long as

 Ed Guerrero 55:18

I just want to emphasize that the decision of the I call it tenor, the years or time, was made by the board themselves. So of course, when everything is voluntary, so when doc volunteered to resign, and now we are in a predicament that we need at least continuity. And that's why we need someone. And I recommended three board member, and that's why I recommend, when you said you want to change, I said, No problem. We made that decision, but we decide her. She's also volunteer as a president. She has that right to step down. We cannot say no, but again, it takes people. So when we met in the Executive Session,

 Craig Hansen 56:08

board meeting, no,

 Ed Guerrero 56:09

no, it's an Executive Session. Then when we had them, I mean, nuts when we were reading lunch, yes, it has to be. But anyway, during those sessions you cannot vote. So now we're going to make a motion and vote, but that's for anybody. That's perfect. The three of us got together, but just a minimum of three to establish a form. Okay, so And the Bible requires that whenever three people meet, it is about meeting. We just have to classify it as an executive, but we didn't announce it. Okay, okay, so

 Craig Hansen 56:43

we'll move it on. And you're Craig. I'm glad you brought that up, because the board selected whose positions. The board selected the term. It was not the HOA themselves. The board could make these changes, all right, because nobody was elected to a physician or a term.

 Ed Guerrero 57:05

So to make this formal, I like to make a motion, and I move that you be the president of the association. Okay?



Craig Hansen 57:13

Individual steps, I will second that. Okay? All approved



Ed Guerrero 57:18

any descent, no, okay. Unanimous, okay. And one more, we make it, make a change of the year, the number of years, so you will now be serving two years total, correct? So I move that we accept Him to replace doc for the two years. You second that I do second? Let's vote. Everybody approve. Reply, okay.



Craig Hansen 57:51

Now back to business. Yes, we need to approve. Joy a sector,



Ed Guerrero 57:57

okay, that's a minor solution, yeah,



Craig Hansen 58:00

so I make a motion that joy becomes secretary,



Ed Guerrero 58:04

and she accepted.



Joy Wright 58:05

I did,



Craig Hansen 58:09

and no objection, no objection, okay, and so we're all approved. Yep, great, that's passed. Okay, so



Ed Guerrero 58:16

it's critical in your tree.





Craig Hansen 58:20

Okay, so the next thing that I have on the agenda is the November minutes were posted on our portal. They were approved, but we never did not have a meeting in December, so we couldn't verify at that point that the minutes have been approved. So they were approved, and they have been on the portal since December. I think it was okay. Any questions about minutes? No question. Okay. So this is this our first meeting with Zoom, and down the road, we hope to do all our meetings this way, and all the homeowners will be invited to join the board via zoom. Board meetings are going to be shortened in the past. Joy was very patient at running town halls, and we were trying to create transparency, which we did, yep, and but it takes a lot of time, and we started to move towards an actual board meeting. And the board meeting will be when decisions have to be made, when there's a quorum required, and it will be with heads of the different committees like landscape and ACC. So this is the direction that we're going to go. At the moment, we have a very tight schedule, so we've turned off the mics, and you'll see why, as we're trying to get out here by eight o'clock. But any questions, you will send them to John, he's going to keep track of them. Some of the questions may be in a topic that we get on, and we will address it within that topic. Questions that aren't a part of one of our lists, we will get to them at the end of the meeting. Time allowed. It doesn't mean the question will not be looked at down the road. It just means we don't have time to do it, and so it will be handed to board members, and it will be discussed, and they will read for future reads that all makes sense. Are they happy? Okay,

1:00:42

amen.



Craig Hansen 1:00:45

Okay, the next thing that we had had one of the questions from one of the homeowners had to do with our parking requirements. Is he online? Yep. Oh, good. Jeff Brooks, all right, I'm hesitant to name names if they're not around. So what we're going to do, Jeff has, David and John have,



Jeff Brooks 1:01:14

yeah, okay,



Craig Hansen 1:01:17

have gone over our guidelines and amendments, and they will clarify to you the parking requirements in writing.



John Dix 1:01:30

Maybe give Jeff just an opportunity.





Craig Hansen 1:01:31

Oh, good talk. So Jeff, I guess we're going to give you an opportunity



Jeff Brooks 1:01:39

to, yeah, I just, I got a letter, and at the time, I'm sure it's hard for you guys to know that I had a book. I got broke my leg, and I have to pull my truck out of the driveway to get my bike out, and I happen to break my leg. And so when I got the first one, I didn't really even think about it, but it had been out there for a couple months. I had a co worker come over, which was fine. The thing that worried me was then I got, I don't know, it was probably a couple weeks later Christmas lights up, so I pulled it out of the driveway, and I got another letter, and I noticed that the picture was on a date that was within hours of me pulling it out there. So I just want to clarify that, or get clarification I was reading the ccnrs. And, you know, I get the intention at Park, and we, I actually appreciate the rules so we don't have a bunch of cars and boats and, you know, broken down vehicles would be more so, but I got the I just want to make sure, like, so I have my grandson come. Sometimes my son or my grandson is kind of on a steep road, so I'll pull one of my cars out of the driveway, so allow them to park on the driveway. Do anyway,

Jeff Brooks 1:03:04



I just want to make sure. So my intention is never to park any of my vehicles on the street I have parking on the driveway that's normally will park my all my vehicles. But I just want to make sure, because the letter said, after a certain date, if I parked my car on the street, I would get a two \$50 fine. I just want to make sure that I follow the rules and avoid fine, of course. But you know, if I pull my car on the street, like to clean my driveway or or that seems like it would be reasonable.

Craig Hansen 1:03:43



So I think it'd be easier just to send. We're going to try and clarify that, because there is an amendment and a part of the regulations or guidelines I forget what, but it kind of explains that. I don't think

Jeff Brooks 1:04:07



it did say, make sure I get the right word here. Bela Vista, homeowners association, General, community policy, guidelines, resolution. So I don't have that. All I have is the ccnrs, which I have that in front of me, and they amended one which has changed a little bit, but pretty much says the same thing. It makes sense. You know, you don't want a bunch of profound powers or RVs out on the street. But I couldn't find that resolution thing that it stated in the letter I [got. so](#) it would be, I need to have that.

Can you make sure that we have that posted is posted



Craig Hansen 1:04:45

Can you make sure that we have that posted is posted.

 Jeff Brooks 1:04:49

Okay, it's on the portal or maybe where I can find it.

 John Dix 1:04:53

So what have I done. Yeah, it's on the portal. So I don't know if you've had an opportunity to get onto the portal yet, but if you haven't, yeah. So yeah, same, same, same folder that you found the ccnrs in. So there's a 5678, different, you know, amendments and policies and rules in there. So yeah, it's within that section. But yeah, we'll go ahead and get you a little bit more clarification, because it did change from the original ccnrs, the Fourth Amendment, and then a little bit additional clarification in the policies on commercial vehicles and parking on the street and actually in the driveways as well.

 Craig Hansen 1:05:42

Okay, do you have it for you? Yeah, no. Did we lose them? Yeah, Jeff, if we can mail that to you, because I've got a really tight schedule, but we're nobody was intending to get you upset. And some of these rules we're getting used to implementing as well, and nobody was implementing them prior to us, you know. So we,

 Jeff Brooks 1:06:15

I'm not excited, I'll actually like I said, I appreciate the rules I want to make sure that. you know, the neighborhood stays like it is. We want to have a nice neighborhood. I don't like to see that one just crazy, broke down cars and stuff like that. I just want to make sure that I don't want to catch a fine for, you know, pulling across music from the driveway or, like I said, my intention is never to park my car industry.

 Craig Hansen 1:06:43

Okay, alright, well, we understand, and John will clarify in you know, where you can find that, and hopefully it'll make more sense to

 Ed Guerrero 1:06:55

make the point. Thank you for being positive. Yes, yes, that's what we need.

 Craig Hansen 1:07:08

Okay, the next comment that we're going to deal with is Morgan's demand for our email and Morgan the board has decided that we are only going to give you homeowners names and

Morgan, the board has decided that we are only going to give you homeowners names and address. We know that you stated all these regulations, but we've had so many complaints from homeowners about the use of their emails, their phone numbers, their privacy that the board's not going to do it. Now, we have presented this to our HOA attorney, and he is looking into it as to whether, technically, our bylaws force us to do it, and if they do, we're going to pause, and the board is going to create a rule for homeowners that they will be able to opt in or out of any homeowner list that goes to homeowners owner, not to outside parties. And that's how we're going to. That's how we're going to handle that, at this time.

Morgan Butler 1:08:13

M

Okay. Can I say something. two minutes? Great. I'm closing the parking for five minutes. All

Craig Hansen 1:08:23

right, well, I got, I Marvin, I've got two minutes. Okay,

Morgan Butler 1:08:26

I've got my two minutes. Okay, five hours. Six

Craig Hansen 1:08:31

C

point. Okay, Morgan, I've read the bylaws. I've told you what we're going to do. If you please mute him. Thank you. You're muted. Okay, next topic, just the next thing we got to discuss is our next annual meeting. We need to set up elections. John's already got a letter ready to be mailed out to encourage homeowners to become a part of the board. The thing that he needs before we send that out is an annual meeting. Now my question is, the annual meeting, can we do a zoom meeting like this without having a big facility? Okay, okay, all right, so I would suggest that our general meeting be like our board meeting, which would give all homeowners a chance to visit via zoom.

Ed Guerrero 1:09:33

Well, that's what they requested to begin with. Yeah, we have numerous people requesting it's going to zoom. Yeah, so

Craig Hansen 1:09:39

that's what we're doing. So the general meeting does. We've got to do something in March which will make a whole lot easier picking a date, because I don't have to worry about venues. Okay? And we do have two that we can access, but all we have to do is access your time period.



John Dix 1:10:00

Yeah, and you're planning on making use of the online voting mechanism, yes, and



Craig Hansen 1:10:05

the online voting, and I don't know whether to look up at them and just look at you guys, so I look at you guys, the



Morgan Butler 1:10:17

members meeting. It's not a board.



Craig Hansen 1:10:23

We will, we will use an online voting program that was used back at the I think you used it. I wasn't here the polarity vote or whatever reality vote. I think they use the online for voting of board members, we will use the same program online. Uh, John's already got us re signed up for that. Okay,



Ed Guerrero 1:10:56

so have you make an announcement and decode this podcast, the new blast?



Craig Hansen 1:11:04

He best, yeah, he's he has. John has it already. We just have he needs the date and for the annual meeting, and then he will broadcast to all the homeowners the elections and that



Ed Guerrero 1:11:21

meeting, should those who volunteer to be you know to the board that they want to be considered in the election like what they did last time the day somebody would owe their resume and so forth. So



Craig Hansen 1:11:37

the online voting, is there the spot there that they can use to submit a resume and request or do they just mail it direct to you?



John Dix 1:11:47

John Dix 1:11:47

They will send to us first, okay, and then we're able to upload that, I believe,

Craig Hansen 1:11:51

okay, so any homeowner that happens to be listening, you will send and your request and a short resume why you want to help your community and the HOA. And the only thing that I'm going to throw in there is, people have to remember, we have roughly 100 owners and spouses. So as board members, we are speaking for roughly 200 people. We aren't speaking for one person, huh? And it will be for two positions, okay? And all our communications will be going to either John and or Don and you should receive the email stating We are no longer going to accept emails to contact and all the ones that originally had set up, CPM is taking all communications over for us. Wonderful. Yeah,

John Dix 1:12:53

did you want to try and narrow in on a date now? Yeah,

Craig Hansen 1:12:56

so that's question. You guys want to try and figure out the date in March? Does anybody have let's put this meeting

Morgan Butler 1:13:07

and only take place in September, October and November. That's in or it's in the declaration. So

Craig Hansen 1:13:17

the question that came up and for next year, alright, I already have started scheduling two news for the end of the year to start these processes sooner. All right, for anybody that's listening, we are doing our best, without doubt, I'm going to make a statement as stated earlier, we didn't take over an HOA. It didn't exist. We took over a declarant who was telling qpm what to do using HOA money. It was not an HOA. It was not run by homeowners, and we're getting that going, and it's taking a bit. And I just hope people don't. Hope people are going to have to be patient and we are working. Please, very, very best. Yes, I just

Ed Guerrero 1:14:08

want to add that when you announce the two opening we have for three years, right? That's what the Bible says, right?

C Craig Hansen 1:14:17

Yeah, three years. So

Ed Guerrero 1:14:19

you know what they're getting

C Craig Hansen 1:14:22

into three. Excuse me. Okay, so for March, is there any not what? They can tell me a date. You can't the 14th,

Ed Guerrero 1:14:38

for board meeting, or for them, this is for the

C Craig Hansen 1:14:40

general meeting. Okay, so how about let's pick Wednesday, the 12th. Do you have that? Okay, I should have gone to you and say, What? Okay, you're talking about six o'clock. Yes, at the time, yeah, yeah, yeah, yeah. General Meeting will just open, and I'm assuming it'll just be it's just communication back and forth. There's no actual board meeting going on. It's just listening and answering questions for homework, right? Yeah,

John Dix 1:15:16

you can have a meeting after the meeting.

E Ed Guerrero 1:15:20

But what I want to emphasize before you say the date, communicate first with Mark, that mark can be part of the zoom and you'll be part of the what do you call this forum? Yes, you're right. I read your communication that he couldn't make it tonight. Yes, yeah, so before he makes his set date, I want you to communicate with Mark. Okay, I'm available anytime, and

Joy Wright 1:15:46

so we could send him a text right now, and he would answer,

E Ed Guerrero 1:15:52

he's enjoying that warm life. Oh,

 Joy Wright 1:15:54

I'm so envious.

 Ed Guerrero 1:15:56

Very tired of cold. So we're trying to set up HOA meeting,

 Joy Wright 1:16:04

owners meeting, owners meeting, general meeting.

 Ed Guerrero 1:16:07

So we're having it February or March, march,

 Joy Wright 1:16:11

hopefully March 12, we're going to check and

 Ed Guerrero 1:16:18

that will be good that we can announce who won, just like what happened to us. Remember, at the general meeting was announced, I'm still rolling my eyes.

 Joy Wright 1:16:30

Yeah, or I agree

 Ed Guerrero 1:16:32

that they understand why we're coordinating, because we really be okay.

 Craig Hansen 1:16:35

So I have text to Mark, why don't we go on and Yeah, well, I said, Okay, so we're waiting. We'll wait on Mark to finalize the annual meeting. Okay, so we're going to have two ACC questions that you want to present those David, as far as we've already answered one about Jeff, but

about Ria?



David Swearingen 1:17:10

Okay. Ria wanted to finish the end of her landscaping on the backside of her property. However, she's been trying to get this squared away so she could get her deposit back. It's been a couple of years now, and she was ready to proceed. But of course, with Corino road falling away, it was recommended to her by the board that we not have heavy trucks there and a back hole and that kind of thing clearing out the debris that's on the backside of the property, and so she is ready to proceed forward on that. But since we don't have a date for her, that that can happen due to the circumstances, she has requested that she does get her deposit back and go on record that as soon as the road is passable, she will complete the rear portion of her property for landscape. And so that's what was presented before the board to see if, if, under this current conditions, she could get her deposit back. Because she's been very patient with that.

Ed Guerrero 1:18:28



I don't see any problems that, as long as we put it in writing that after everything's completed, if she don't do her side, we can always put a lien on the property, okay? So we have the mechanics right. I don't see any reason why we should deny her legitimate request. Yeah,

Craig Hansen 1:18:48



I like, Yeah, I like your part. Okay, so there's a make a motion that we will refund reused money because of the extenuating circumstances of Karina lane, and in that refund, if we just have a letter that she would return and sign stating that she it will be completed and or a lien would then be applied for the refund, you

Joy Wright 1:19:25

want to say with An excellent time here,



Ed Guerrero 1:19:28

and that's what her she's



David Swearingen 1:19:30

given the go ahead by the board, it's clear, yeah, that you could give her 30 days or something like that. No, okay, okay,



Jo Wright 1:19:41



Joy vwright 1:19:41

yes. Mark says, I think I can make that work.



Craig Hansen 1:19:43

Okay? So, made the motion, somebody has to second it. I will second it for three of us are approved. I agree. Okay.



Ed Guerrero 1:19:57

And then who's going to prepare the letter? Okay?



Craig Hansen 1:20:01

John, thank you. Okay, and



Ed Guerrero 1:20:04

give it to him to sign and make sure Mr. President, and provision we require is written in that, yes, okay, thank you. Thank you for your service.



Craig Hansen 1:20:15

So that's taken care of. And going back to the annual meeting, you heard Mark approved the 12th? Yes, we all need to make sure that we put my 12th in. And I'm going to do that really fast and make sure it's not the 12th of 2026 oh.



Craig Hansen 1:20:57

Okay, so I'm good six,



Ed Guerrero 1:20:59

six, okay,



Craig Hansen 1:21:04

next COP topic, okay, so I wasn't going to spend much time on Corino originally, but as I think most people aware, Corino is now sliding, so many things are happening, and we'll try and update people as best I can. I will say right off the bat that every decision that Laura Paul and I made on the Corino committee was that the advice of Robin and our attorney, Chris herns,

okay, we weren't arbitrarily making decisions hiding information. Okay, it's what we were recommend to do. So to start this off, I do have a list of comments I think people might want to know, but I would like to start off asking you guys questions, what you think is important to everybody, and I'll do my best to answer. So who wants to lead off?

Joy Wright 1:22:05

I can, as I was driving home today, there were several yellow work machines up on the property

Joy Wright 1:22:17

that I thought nothing was happening, and now I need to understand why something is Okay. So

Craig Hansen 1:22:23

the library know Michael and Rebecca Southridge had contacted us three, four weeks ago, and I did sit down with Michael, and they were starting to try and come up with ideas for their property. Okay, everybody needs to realize this is their property. It's not our profit. All right, there's lots of things we can't do. As an HOA, we can tell you what color to paint your fence. There's a lot of the things we can't do. So they they approached a geotech firm out of Tigard, and the company came down, they made some recommendations at moving their hillside and changing the slope. All right, our geologist, Robin Warren, okay, differs on what is being done, but it's their property, and so they have started trying to mitigate from their their perspective and that of Their geotech companies, SFA designs out of Tiger. So that's what's going on right at the moment, and that's something they're doing that is not anything the HOA

Joy Wright 1:23:58

and they understand that they are liable for any further damage.

Craig Hansen 1:24:03

So we've had an attorney involved for quite a while, Paul, Laura and I have been working on this for months, trying to lay the ground. And our attorney has sent them a letter and has and if somebody wants, I will read the letter, but they set it up that the HOA is not liable for anything they are doing. Craig,

Paul Faubion 1:24:31

I would recommend



Craig Hansen 1:24:35

people, okay, hard to put the submit. Okay, so this is a letter to two different legal firms we don't know quite understand, or does our attorney? But they now have two legal firms that are representing Southridge. So this is our attorney speaking. I write on behalf of client, Bella Vista homeowners association the HOA concerning the ongoing slope instability affecting HOAs Carina lane and the client's lot, 7072 73 in Bella Vista heights, given the immediate risk posed by rain predicted to commence later this week, and this letter was written yesterday and sent to their attorneys around 1230 today, getting back to the letter, the HOA recognizes the need for urgent, great mitigation efforts by Southridge builders, approval for immediate action in light of the urgency of the present situation. The HOA ACC is prepared to grant the necessary approval of South ridge to proceed with mitigation efforts on its property in accordance with the plan submitted by the engineers engaged by Southridge, which is SFA design group. However, as noted to prior correspondence and engineering reports. The HOAs consulting geotechnical engineer, applied geotechnical engineering, geological consulting, known as a G, E, G, C, has expressed concerns regarding the effectiveness of South Ridge proposed measures specifically insufficient stabilization at the toe of the slide, A, G, E, G, C, S, advice that the plan proposed by SAF does not appear to include adequate import fill of fresh rock At the slides toe, which could result in continued movement. I also say that these letters now we're close to being able to begin to publicize things that have been going on that we had. We've shared some of these things with board members, but we weren't able to share them with the whole community. So not sure if this will get posted tomorrow or next week, so you don't have to be taking notes unless you want going back to A, G, E, G, C, S, comments. Number two, unclear grading specifications. The plans that we were shown lack details on final slope configuration and placement, which may impact long term stability. Third potential adverse impact on cranial lane. Our geologist born said aspects of the plan could reduce critical support for the already compromised Road, meaning cranial lane, not east west trot at the bottom. Despite these concerns, and due to the imminent threat of significant rainfall later this week, the HOA does not intend to impede or delay Southridge efforts to mitigate the slide, and it's not withholding approval of Southridge for both plan the current situation presents serious health and safety concerns and the HOA goal to work, collaborate. Thank you with South ridge to ensure that any mitigation measures undertaken are effective as possible. So just to verify, you know these, all the stuffs going has been South Ridge is doing it. South Ridge has set into the motion, all right. They've hired their own geo tech, okay, we're not controlling, we're not paying for okay, this is they're handling their own property. Okay? Next paragraph, the HOA not assuming liability for Southridge planning, while the HOA will not block south ridges work under these extensions, circumstances predicted rainfall, it's imperative to note that the HOA does not assume liability for the sufficiency or effectiveness of South bridges mitigation measures. South Bridge must ensure that all work is performed in compliance with applicable engineering standards, in compliance with all city Medford code provisions and permitting requirements, and under supervision of a qualified professional engineer, the HOA reserves the right to address any further concern should evidence arise that proposed proposed work is inadequate or causing further harm to Hoa property. Response to requesting regard water intrusion by mitigation regarding South bridges, request that the HOA cover the head scarf below Karina lane with plastic to prevent water intrusion, and this is up at the top where Corino our common road is over that edge. Okay, the HOA declines to perform any work on South Bridge property or take responsibility for protection, as the party responsible for the affected lots South Bridge must implement any necessary protective measures, including the placement of plastic sheeting. However, the HOA does not subject South bridges contract or s assessing accessing HOA property as necessary to complete the work. Okay, I think that's clear. We are allowing them to cover it using but we're not doing next steps and need for immediate action. Given the urgency

of the situation, the HOA strongly encourages South ridge to take immediate steps to implement the necessary litigation work. HOA also recommends direct coordination between South ridges engineer and eight hour engineer to address the issues outlined above. Time is of the essence, and any delay in implementing these measures will solely be South bridges responsibility. Please confirm South bridges plans of action as soon as possible. HOA remains willing to coordinate efforts in a manner that prioritizes the safety prompt responses and long term stability. Okay, so that's the letter I have not heard from our attorney, if there's been any responses, but this has gone to their two attorneys. Answer that question, sir. Okay, another question.