

Board meeting

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SUMMARY KEYWORDS

Board meeting, minutes approval, Treasurer's Report, landscape issues, mediation process, legal fees, Corino update, homeowner questions, neighborhood watch, newsletter, ACC committee, construction deposits, Vista gas line, insurance company, board nominations., Board members, community issues, reserve study, property values, board quorum, newsletter campaign, executive session, past dues, defamation, character, attorney fees, property lien, undeliverable mail, community engagement, board elections.

SPEAKERS

joa, Craig Hansen, Speaker 2, Speaker 5, Dana Henderson , Speaker 6, Speaker 3, Andrew Wilson, David Swearingen , Judy Henderson, Joy Wright, Dawn Bisson, Speaker 4, Joanne VanKamp, Speaker 7, Speaker 8, Mark Wilson, Speaker 1

Dawn Bisson 00:00

You into the waiting room and I'm going to bring you back in. Okay, so with you're the one who goes out and I bring you back in, please tell us your name.

00:18

Okay, we just brought you back in. Who is this?

00:26

Thank you so much,

00:31

Jeff, I'm gonna change your name here.

Craig Hansen 00:35

And is it w, H, I last name.

00:42

Okay. I hope I got this right.

Craig Hansen 00:48

Okay, thank you, everyone. Okay, I am going to call this meeting to order, and welcome to our zoom attendees to this meeting. We have David spersen, Dana Henderson, Judy Henderson, Joy Wright, Mark Wilson, myself, Craig Hansen and Don who is taking care of zoom for us from CPM. So we do have a quorum. We have Paul Baker, who is our fifth board member, who is online. So we have four, five board members. Excuse me. The other thing, I need your help as we go through the you know, keep track of any decisions, actions or votes for me, and help me to remember if we get to a point and

we have homeowner say their name, help me remember the question, because I want to repeat the question, because I'm not sure that the transcript always picks up zoom clearly, so I want to repeat the question. Okay, all right, so the first thing on our agenda is minutes from the last meeting. And then I do want to re explain to everybody,

Craig Hansen 02:34

okay, so hopefully you guys had a chance to review the minutes I gave you, and I want to remind homeowners and everybody, minutes now are strictly actions, decisions or votes. Okay? All details will be in a summary file, which I have been posting on our portal, and my plan is to have that the first of each week after a meeting, so people don't have to wait till following meetings. There will be a summary, and then if somebody wants to read in detail, the transcript from the software will also be attached, and you can go through and read who said what the software does get confused sometimes between two voices, it can't split them apart. Did you start the recording? Yes, and thank you, and I forgot to mention that. So if everybody is happy with the minutes, I make a motion that we approve them, I second it. No questions. Aye. Aye. Okay. All right, so the minutes, yeah, okay, so the minutes are approved,

Craig Hansen 04:19

and I do hope that everybody understands the process of how we're trying to keep track of the meetings, to be transparent to everybody. And this is software, okay, and it does a really good job, but you have to be careful when you read it, it can make a mistake here or there. I do reread it, I can't catch everything. All

04:43

right, standable, all right.

Craig Hansen 04:44

So that's our minutes. The other thing about tonight's meeting is we need to be through at 745, Don's been putting in some long hours. John's been gone. Question, and we need to get her out of here on time. Okay, we'll do that all right, so we'll have to close so depending on what goes on, we may have to cut something short. So we went and I explained that, and I explained that, okay, I'd like to just get this over the next meeting. All right, July. I'm gone the last two weeks of July, so I don't have time in July, so I would like to pass personally on a board meeting August. The Board and the advisors. We're probably going to have one to two meetings via zoom with our attorney, which I'll deal with the attorney later on in my Corino update. So we're going to and then there's going to be probably mediation, so we're going to be buried, I think, in time. So my gut feeling is there won't be a meeting in August, but as we get through, we may call it the last minute, but my educated guess is it'll be September before we would have our next actual Zoom meeting with the homeowners, and with any luck, we will have more information about Corino and mediation at that time. So hopefully everybody's good with that right question.

Dana Henderson 06:41

Dana, how will they for two months? How will people handle questions if they are usually going to be handled at the board meetings, if they're deferred for

Craig Hansen 06:51

two months, I would think that any of the questions that we got were ACC related or landscape related. The other questions like an email from Morgan or somebody questioning about which I will get to questioning about assessment and what our dues could look like down the future. You know those unfortunately are going to have to wait. But we to the homeowners. We do see the questions if you send them, and John usually gets them, and He will, if I'm out on the road, he'll contact me and say, Craig, we got to do something. At that point, we'll probably be handling it quickly, and hopefully there won't be any board decisions required, all right, okay, okay, I'm gonna skip president's report because we have a lot to go over. So the first item in reports is a Treasurer's Report. Now Mark and I have not had a chance to sit down about the new process for the Treasurer's Report, so I am going to do the presentation, because I've built it, and I'm going to do that tonight. Let's see everybody should have but when Mark and I get a chance, this will come down to under Mark's preview preview. The first thing on the Treasurer's Report. There's going to be some update modifications in July. My first question to the board is Treasurer's Report, we go over, I don't know if we need to approve it. The reason I'm asking is the treasurer's report I can generate and eventually mark by, you know, the early second week of each month. We could just post it, and then we could just do the review at a board meeting, and if everybody is happy with that, the information will get out to the homeowners faster. And then my thought was, if we reviewed it, and I'll probably send it to the advisory first, so you guys maybe can catch something, but any corrections that we happen to that I might have goofed up on and entries, because these are all manual entries off the financial statements that I get from tomorrow that could be correct in the board meeting for the

Joy Wright 09:58

most part, this is factual information. As opposed to something that needs to be debated, correct?

Craig Hansen 10:05

Yes, and the only place where an error could happen is in the actual report, if I made an entry error, because for the homeowners and everybody, when this gets posted, I'm attaching the whole financial statement from Tamara, who is the bookkeeper for CPM, takes care of all our counts, and that will be attached so somebody can take a look. And if I fat fingered and added a 00, don't mean anything until you put them in a row, right? And also, and they can be very expensive, that somebody would have to look at it, and then they can go to the financial statement, it's right there. And you could check and say, Craig, you fat fingered. We need to correct it, okay? And in the report that we get from tomorrow will be any invoices, which include water, electric any invoices for additional maintenance that had been required. Those are all in that report. Okay so does. What do you guys think about this? Just getting posted? I think

Mark Wilson 11:31

that's fine. I think that's fine, yeah, okay. It is really I mean, the only time we would make an action as a board would be as we're going to have additional expenditures that haven't already been approved. Our discussion on that in the upcoming and obviously that's going to be down the road, because we have no idea what our expenses are going to be related to Corino and some of those that's and

Craig Hansen 11:57

any of those expenses would be reflected in the next Yes, Treasurer's Report.

Joy Wright 12:03

One of these electric items on page, whatever it is, one of 300 Pacific Power has my address, but I'm assuming it is for the street light at my address.

Craig Hansen 12:23

I believe, listen, your address is there, and it is in a couple other spots, because you were president and the company had to have an address within the

12:35

homeowners. All righty, okay,

Craig Hansen 12:39

but you'll notice that the bill is going to CPM.

12:44

Yes, I did note, but I looked at that and thought, Really, okay, no worries. Yeah.

Craig Hansen 12:51

Okay. So our accounts, we, at the moment, have two operating accounts. One of them's 23,200 and change, which was an original account that we had with people's bank. That was result of our dealings with qpm. The CTA operating account is the way that CPM handles it, which is \$24,065 and change, those two accounts have now been put together into one account. We've closed the people's account from qpm, and they've been combined into one account, and that will be reflected in

Speaker 4 13:46

July Treasurer's Report. That should be 47,265

Craig Hansen 13:52

correct the two accounts put together. So we'll have one account with those two total, the reserve account, \$968 and change. Construction deposits, 13,000 so basically, in our in this case, four counts which go down to three. There's \$210,252 and change. So uh, so HOA next on income, you can see that we had 12,009 71 and HOA dues year to date is 54,001 86 at this point, I'm going to add in a comment one of the things that we didn't have, and I've talked with Tamara, and it was that there was no none of the budget that we had done back in December had been put into her books, and we lost track. I should have checked on it sooner, but she didn't know. That it was there and it had been the budget had been approved by the board. So this month, our budget that we did back in December will become a part of her financial report she gives us. And I will add a column so that we can see the reference to what our budget was, and how well that we're doing okay, and that that should happen, like say in July's Treasury report. Tomorrow, we get her part done, but if I get the report rewritten, that'll be a question. So we had 11 \$150 in late fees, which I think was all related to the home on Camino that was in foreclosure, is my best guess, because there was a lot of late fees on that over time.

Mark Wilson 15:56

Well, they're the ones that they've done. They fixed all that where the motorcycle thing, and they've been doing quite a bit of work in the yard,

Craig Hansen 16:02

yeah. And I think David can probably fill us in during his ACC report. And there were some interest on our reserves. So income for the month was 14,002 74, expenses. Landscape is on track. I think water is on track, utilities on track. Legal is, it's been questioned. Legal, it's a lot, but it's all related to Corino, and it's by no choice we have to have attorneys. But I will state at this one point, and I will share more on Corino at the moment, during mediation, our legal costs should now be zero. Do with our insurance company assigning another lawyer that's taking care of mediation for both sides of Dave Matthews and Southridge, and they are paying them a direct so at this point, unless something comes up, we could have an unforeseen we may have to sit down with Chris Hearn because, well, now I'm getting into more I want to share, but there could be an unforeseen coming. But right at the moment, the reasons for our expenses looks like it's going to be zero through mediation going forward. Yeah, yeah. Maintenance cost is \$1,000 a month. That's our fee to CPM. You'll notice that in the year to date, it's 5008 56, within that past months, we have expenses on mailings and envelopes and, you know, administration odds and ends. That's where the 856 came from. Maintenance and repairs had to do with us, lawns and Dana probably will fill us in, but it had to do with our irrigation, I believe, start up and a bunch of fittings and miscellaneous stuff to improve irrigation. So for the month of May, the total cost is 17,000 701 on the back side, monthly contributions for putting in roughly \$2,576 per month into the reserves. I forgot to put in the date of transfer, but it has been transferred. It was buried in here. I just forgot to fill it in. Delinquent accounts. Last month, we had seven. This month we have three outstanding dues. Is 12,000 101, and change. I will say that we're going to have a short Executive Session, hopefully, which I will address two of the three that what do we do next? And because of privacy, we don't discuss that now, but one of the parties, and I think that's gonna ask for a vote on it now, one of the parties moved. They were the qpm. Qpm had been automatically deducting, of course, when we went CPM, if you didn't change it, there was no automatic deduction. Evidently, they were unaware that they weren't being charged. Since qpm, they have asked John if we would waive the late fees and the interest, and I make a motion that I believe that it was. Is just unfortunate. Everybody else figured out, but it was unfortunate. And I make a motion that we go ahead and just wave that, and they will, they will pay up. I second it okay,

20:12

and voting aye, aye.

Craig Hansen 20:14

Okay, so it's all approved. You're making a note for me there, just case I don't remember my notes.

20:28

So does that bring us down to two? It's

Craig Hansen 20:30

actually down to two. Yeah, yeah. And like saying the Executive Session, I'll go with the two people and what the options are. So considering that's pretty good, John sends out letters, and in the Executive Session, I'll show you what he does.

20:53

Qpm, send us the money that they'd sent to

Craig Hansen 20:55

them. They hadn't it hadn't been going to qpm, oh,

20:59

they just hadn't been paying it. They just said it

Craig Hansen 21:02

had been deducted. I got you it was an auto pay, and it

Speaker 4 21:05

was an auto pay, and he didn't recognize it, and it dropped, and he never signed up for anyone, okay,

Craig Hansen 21:09

yeah, right. And some mail kept coming back, John, and I think one of these that we'll talk about later, he said, in May, he got, like, multiple letters back all at once from the post office so, but I think it's getting ironed out. Okay, okay, so that's basically the Treasurer's Report. Does anybody have any other questions, okay? And then I, for now, I'm going to just motion that we approve the Treasurer's Report, whether we need to or we don't. Is everybody approved? Okay?

21:55

Second and approved and approved,

Craig Hansen 21:59

okay? And to the homeowners, this will be posted by Monday, and you will have everything that I mentioned will be attached on one file, and it will be Under Treasurer's Report, and it will be dated. Okay? Applause. So there are no questions about the past. And then I think there was a question about legal fees and the 26,008, 84, total, that is all. Chris Hearn in dealing with Corino, which is, there will be an invoice list, if people want to read what it was, but it's dealing with me, the board, our insurance companies, their insurance companies, his attorney, okay, a whole combination of things, and that adds up fast. So okay, so if everybody's good with that,

Craig Hansen 23:18

all right, so this now is going to go into Executive Session. I'll get that out then I'm

Craig Hansen 23:47

okay, I think I answered all those questions. Okay, next up Dana with landscaping.

23:58

I have long life regarding

Dana Henderson 24:02

landscape. Committee has been pretty busy over this last month. A lot of things were started up, as you see from the cost from us lawns, when they turn on the irrigation systems, you see where everything goes up in the air and a lot more to hit something or something is not working after all winter are sitting there. So we had about \$1,100 in repairs. I called the question to make sure that it was legitimate, not not hounding them, but just wanted to make clear what the problem was and what they fixed and it was all legitimate repairs. The landscape committee received three forwarded complaints or concerns about the landscape, and so we tried to handle each one of those individually. CPM has forwarded the the questions or concerns that people have, and I don't mind at all. Dealing with it directly. One complaint or

concern was the park has a asphalt that has been a path that's been reconditioned, and the company that installed it recommended spraying a pesticide on both sides of the edges of the park in order to keep it from crumbling. I i wrote a letter to the person that was complaining, that was concerned about it, and suggested that pesticides are not what we want to use, if we can help it in the park, because children and dogs are an issue. They replied that there are chemicals out there that are pet friendly, and in fact, Roundup was considered a very safe product years ago, and as you might know, they have been sued for cancer. I'm hesitant to use chemicals, but I'm not the only person. I'm just recommending that we stay as environmentally clean as possible. The retention pond is right there, which collects water from runoff. Chemicals do stay in the soil for a long period of time. They do affect other organisms. So I went to us lawn and asked what they use for their contact sprays. And their contact spray is Roundup. It's actually called Ranger Pro, which is just another label. They said, in order to go to a different product, they'd have to have certification, and they would have to stockpile it, and it would be an additional cost looking at the wear and tear on the edges of the pathway it took us 10 years to have to resurface and repair. So I think 10 years from now and not using chemicals would be a more environmentally correct way to use chemicals, but that's just my recommendation to the board, but that's that's the position, and that was that concern was responded to. Second response we got was that the hedgehog mccandridge growing into the fence and affecting the grandchildren that we're trying to play. I did a walk through with us yesterday, and we climbed up there, and sure enough, of the whole stretch of MC Andrews, there's probably only three houses in which it hasn't been taken care of, and it has overgrown dramatically. They would take care of that. Next week, when they're out there, they'll deal with it. In the meantime, there is a lot of blackberries that are growing in the hedge, up and down the candor, as I pointed out. And initially they said, Well, that would be an additional surcharge, because it's, it's it's a constant problem. It's not like when you cut it down, it doesn't come back until next year. It's constantly reoccurring. I got a call back from them today and said they'll take care of it at no charge. They'll take care of the whole head. They'll start approving at the top and work their way back down again and try to make it as even as possible, some difficult access in some places. But they they were very responsible about saying that they'll take care of it. The black areas that are in the retention ponds, they said that that was never in the contract. That's another issue, and it's the only retention pond that they've ever had any contracts with with any other association. So this is kind of new to them, and if we wanted to have any more work done, we would have to pay a surcharge for them. They ordinarily do. They do clean the chain link fence along the pathway so that it's all walkable. They keep the pathways clean. But as far as the retention pond, that would be an additional fee. On the other hand, the retention on

29:04

they're going to go in.

Dana Henderson 29:06

They started cleaning up already. They did go behind the retention pond and along all the houses on a 20 foot swath of weeds and blackberries away from it, at no additional charge to the association. So I know they didn't get behind Sorento. I'm not sure that they got behind

Speaker 3 29:27

Sorento. You know what? The guy that owns all the property up there, he takes care of that. He goes through at, I don't know who suggested it, but he goes through and does a fire wall, so to speak. And even went behind our fence on Sorrento. And I'm like my David used to go back there and take all that down. So it seems that it's been done right by someone right great.

Speaker 2 29:58

So. The salons is stepping up to the plate and doing a pretty good job. The lawns are a little bit brown. They're turning color. They noticed it actually. I talked to them 10 days ago, and they've turned it up to six days a week watering. They know that we were trying to be cautious about water, but we've had a lot of heat and so hot wind. I think the trade off is, some people say I don't mind ground as long as I'm paying for service. So we're trying to find a balance in which we're keeping the lawns reasonably good looking and healthy. On the park, there's a large area apparently one of the valves broke and it was caught last week, it's been replaced, so hopefully it'll be coming back us lawns is going to be fertilizing all the lawns. So they fertilize five times a year in the next week or two. So they're doing an effort to try to get things looking the way. This is the first year that they've actually had feedback where we can talk to them once a month. So if people have concerns and they'd like to have an issue dealt with, get a hold of me, or get a hold of CPM through to me, and we'll raise those issues if they're legitimate issues and can be resolved within the contract. The other issue was that there were some shrubs on Sorrento, on a corner house that were approaching us out there the next week. And as soon as we they knew that it was an issue, they took care of it. The street trees, which are the stroke we own some street trees at the entrances of each of the three accesses to our community. We got a call that on Sorrento, the trees one fall comes along, drops leaves and fills up the gutters on one person's house and the seeds that drop when it's in spring, and the little helicopter seeds come down, and it's a nuisance and an expense us lawns. Looked at it yesterday, and they said those trees are extremely healthy. To prune them back and to top a tree of that magnificence is really not recommended in their nature. He also said that in the event that we do start cutting, it stimulates new growth and multiple branches, so you're creating kind of a problem rather than creating a solution. I had an arborist come out and meet me also to get a second opinion, and he said exactly the same thing. He said, there, if you wanted us to thin them out a little bit, we could. I've got a bid to do that so that it lightens the load a little bit. He says, but they're magnificent trees, and to start cutting them away is not to the best advantage. Yes, ma'am,

Speaker 3 32:56

are those sweet gums or liquid ambers? No, no.

Speaker 2 33:00

They're red maples. Oh, and they're probably 40 feet tall. Oh, they're gorgeous. And the fall, they're just magnificent, very brilliant red. So where we can solve a problem, I think we should, but where we should leave it alone and not create a problem, my recommendation to the board is that we really don't touch those trees. The arborist did say that there are a couple of pear trees that are crowding out the these these trees on there's the parking strip where these big trees are growing, and then across the sidewalk in our common areas, there's a couple of pair of trees. And he said those can be cleaned out and thin so that they're not encroaching on the trees if we wanted to do that. But he's also really no work is necessary, no money. I've got a \$1,600 bid. He took 10% off of it. Said, You want us to do but I really don't think that it's it's an expense you you need to deal with this

34:02

year. It's to you. Thank you. That's That's awesome.

Speaker 2 34:07

Regarding the retention pond, no, I don't want to take away some data. We had a community cleanup. We got 40% done. We had seven or eight people show up. Really cool. We had a secondary cleanup to

help finish. We had two people show up. Everybody seemed to either be busy or it wasn't a real important factor. So the retention pond at the park is kind of halfway done. It's done enough to limp through till next, next year. But if, if the community doesn't want to contribute and help, then we're going to have to hire as an additional expense, over and above our project landscape costs in order to get that cleaned up. And that's \$45 an hour plus hauling away at 100 Dollars a cubic yard because it has blackberries and poison oak in it, and they don't take that at the recycle center. So the retention ponds, that's going to have to be a money thing if we don't do it on our own, other than just the clipping that keeps things walk away and off, the fences and things like that, dry lawns I just covered, and US lawns is going to take care of the hedge and the blackberries, but they're going to do it by painting the gold right? They're going to start at one end and work their way down, and they're going to do it twice a year. That is what the contract called for. And somehow or another, they felt that they they blew it and have it done. So they're just saying we're going to come back and no argument, we're going to we're going to do it now and we'll do it again sometime around winter time.

Speaker 3 35:53

Would you like a motion regarding not using chemicals, since it took 10 years for the edges to

Speaker 2 36:00

wear down? Well, that was the first decision about the making, if you'd like to that's yeah, my experience and US law, who's now taking care of it, have both said that it'd be better to defer for 10 years of repairing or taking care of it's not that degrading at this point, and to keep chemicals off of those areas is not a bad thing.

Mark Wilson 36:28

So I don't know if that necessarily requires a motion for something like that. I think that's just, that's just kind of like the landscaping committee. If it became a big problem, I would think that we're having, we might have to deal with it, but I don't know what, yeah,

36:45

seems like a really smart thing,

Craig Hansen 36:46

yeah. And I would say on the chemical, it's, you know, he talked to different people, and you get two different answers. My sister was involved in that roundup lawsuit. Her husband got cancer, and they tied to it, so I totally understand what that was, orange, if

Speaker 2 37:08

you recall, when it was first dropped, was not gonna affect human beings

37:12

all. Of course, yeah, I had a couple friends die from and

Speaker 2 37:14

so you gotta be careful with your studies and Long Term versus short term, and also the finance. So that's so wonderful. Thing is we have, we have pretty much deferred any landscape maintenance issues regarding replacement of dead things, of painting the fences on the park that have that water damage that on the park side. We have see what else have we got here? Well, not really landscaping,

but it is. The storm drains on our private streets need to be considered cleaned up probably once a year from all the debris. We have a lot of construction on la strada, and in some cases, they wash out there their concrete after they and they do it in the street and the curbs, and it goes down into our drains. So I don't know if that should be something that the Board should consider looking into in the future as a potential cost on an annual basis. Also, we have common public streets and we have private streets. Our public streets are washed and cleaned by the city probably once every four to six weeks. I don't know. I see them come by pretty regularly on our Veneto. Um la strada is probably the biggest private street we have, and there's been a lot of work, both affecting the soils and construction and activity down there. So there may be some considerations in taking a look at getting somebody to go through after them, final construction of the job that house is going on now, and maybe do a street cleaning. But that's, I don't know if that's landscaping or more, but just a general maintenance, but the Board may want to consider that as a cost in the future. That's so that's basically what I have to offer from the

39:07

landscape.

Speaker 5 39:09

I'm right across the street from the slide on the bottom side on strata, and there is a lot of rock debris that comes over barriers that are set up there too. I do go out there and try and clear it from time to time. And I know it does a little down the hill, down la strada as well. So that would be wonderful if we could have somebody come clean la strada from time to time.

Craig Hansen 39:36

Got it. Andrew, thank you. I

Mark Wilson 39:38

would think that would also be a part of when there is finally a resolution to the problem that that would be part of it is cleaning up that, because it was caused by the slide, cleaning up the street and making sure it gets back, should be part of the resolution when with whatever that is.

Andrew Wilson 40:00

They also escaped. I don't know if this is a landscaping issue, but you know, nobody's come out and taught the owners of those three lots, nobody's come out and touched in a long time. There's a lot of debris and weeds and all sorts of things that are growing largely up against the street. So I don't know if that's a landscaping issue or just getting those guys on the lot to come by the weed whacker.

Craig Hansen 40:24

Okay, Andrew, thank you. I would like to really put kudos in Dana taking over and walking with us lawns and making sure things are getting done right. I always prided myself my work went out good because I would go out three, four times a day with my techs and see how things are doing and visually trying to make sure that they were doing this. And if you leave them alone, I agree people, but it needs somebody to watch it and make sure they stay on track and that we have not had. And that's excellent, excellent. I the community. I thank you for the community. The sewer drains we'll have to look at that could be tied to this fall and the slide area, it sounds like the strata is the main drainage area that has problems. Do you have any problems up on top of the hill? Well,

Speaker 2 41:26

there has been a whole lot of activity, and everybody where the homes are already built up, everybody's basically taking care of the front of their houses. They're even taking the weeds out of a little cracks in between the Bucha, the asphalt and the curves, most of that is really being taken care of pretty well. There's no new construction going on in those areas, so I don't think we have to worry about construction debris and dirt and tractor work spilling over, other than maybe at the very bottom, where the house that was just recently sold. They're repairing. A lot of work there. A lot of the sidewalk there has been damaged, and that may be more in your

42:08

Bailey with David, but

Speaker 2 42:09

using the equipment to do what he has to do to make it work, part of those sidewalks have been destroyed. And it's the responsibility, if you look at the ccnrs, it's the responsibility of the homeowners to take care of their sidewalks, not the city, so that may be an issue in down the line. Okay,

Speaker 3 42:31

so Sorrento, as I live, there is a private Street as well. My husband has attempted to keep the leads in all the cracks under control. It's not going well at this point because it's been so long. It has not happened since we moved in, oh, five years ago. So that's something that needs to be addressed at some point, with regard to Sorrento as well,

Craig Hansen 43:02

yeah, on the weeds, on the sidewalk,

Speaker 3 43:04

well in the street, in the street, as well as receiving the street and taking care of the storm drain.

Speaker 6 43:18

Who'd who? Who would you get to do all the weeds that are along the street, between the street Well,

Speaker 2 43:25

the cycle has been on our reserve account, and our is every five years they go through a reseal. And when they reseal, they go through with high pressure hoses and clean out every crack, blow away every every weed, and then they fill it with the mastic, or whatever you call the asphalt, tar stuff, and then they put a surface on it. So I think every homeowner basically takes care of the front of their house. I know I do the cracks in between. When I mow the lawn and do the edge, I go ahead and clean that out. I don't know. I think where there's vacant lot, it's a lot harder when we watch weed going in some places where there are empty lots, like Andrew was mentioning, nobody's taking care of those. But I don't know who's responsible, actually, for the public streets, other than homeowners association. I mean the

Craig Hansen 44:24

private, private streets, yeah, okay, for each home. I don't know if we can answer anything at this point. Yeah, you're correct. And to make sure those that are online, we have put everything on hold, unfortunately, because of Corino, you know, and one of the questions that came from one of the

homeowners I'll address near the end, you know, had to do with our future dues, and that's why we're we spent a little money. We have to, if we have to get signs, if we. The anyway. There are some things to be sent money on, but they're small numbers. We're not doing any of the schedule stuff at this point, and whether we know a plan by this fall with Greenham, anybody's best guess, I would hope, but it's dragging on and on, and it's not our fault. Okay, anybody have any other questions for Dana,

45:30

nice job. Dana, thank

Craig Hansen 45:33

you. There's a question,

joa 45:36

if I can just, if I can just make one comment about the storm drains on the private streets. Go ahead, Joy. If you look at the budget patch years, those have been cleaned yearly, not by the city, of course, but by, you know, qpm did it? I have no idea who they used, but they were done yearly, so just so you have that information. Okay,

Craig Hansen 46:10

so I guess that would be I have to ask John see if you guys have somebody that you recommend, because you've got to have other properties that you deal with it, storm drains have to be

Speaker 4 46:29

okay. How in the world do you clean a storm drain? Oh, you've seen those guys. Oh, is that what those the big trucks are with? Oh, okay. Things have changed recently, though,

Dawn Bisson 46:39

regarding the big trucks, the company that was allowing the back trucks to be empty, they take the sludge. They're no longer doing that. So now what's happening is, when you hire a company, for instance, Hugo's plumbing, will go out and do it. They have to hand dig it. Now hold your hand. We recently had ours done, and I actually had someone here from seeing our maintenance go out and do it, and they did a good job. They're not the same type of vendor as someone who's used to doing it. However, due to that, pricing did go up because it's having done now vendors, but I can look at their names

Craig Hansen 47:22

tomorrow. Okay, okay. No, thank you. Okay. I want to keep rolling because we barely have 50 minutes, and we still have not to be negative, but we have David with ACC I checked with Judy on how the newsletter went. Joanne is going to kind of update us on the neighborhood word watch, and I get be the lucky one to do, hopefully, a brief overview that we can share with the homeowners about Corino. We have a question about signage on under old business, and we've got some new business related to upcoming board member nominations and but I want to get started the future with reserve study, so we do have a bit to go over. So David,

David Swearingen 48:26

thank you. David, speaking short and sweet here, as somebody has already mentioned, 3602 is going well. They're really putting in a lot of effort to get the landscaping in the eyesore that we've been

experiencing for years, and then the new home on East La Strada is beginning to wind down and enter into the landscaping phase, and that's all been approved and returned to them. So those are the two main projects that are going on in the community. I'd also like that there have been a few anonymous complaints that have been sent in to qpm about people in the association who

49:11

perhaps qpm, yeah, I'm

Craig Hansen 49:15

sorry, that's

Speaker 8 49:18

okay. Yes, thank you. They're so similar. Yes, and some anonymous complaints have been sent in to CPM and requesting certain things, like somebody's lawn needs watering, or there's an unusual car parked in the street and things of that nature, which are items that we do want to address as a community. However, we do ask that the individual who is submitting the nuisance complaint or the issue please give your name and your location so that. That this will be information that CPM will have. It won't be made public to anybody else, but that just adds a legitimacy to it. And then the information is then passed on to do others on the board that are dealing with these particular types of issues and making decisions on them and working with John at CPM. So we do ask that if you have a complaint and you want to submit it, please just give your your name and your address,

Speaker 6 50:30

David, one of the things in the past was that when we submitted an issue, we never got a response that it's been taken care of. And so you kind of go along and wonder, Well, did somebody send this out? Did so if, at least, if you give your name, maybe there could be a response back to that person stating, yes, we've, we've addressed this, just so they know that somebody has followed

Speaker 8 50:59

through. I think that's excellent. And I think that probably something CPM would do.

Dawn Bisson 51:04

Well, it depends on the circumstances. First of all, I will comment that regarding what David just said, for homeowners that want to remain anonymous. When you reach out to CPM for something, if you ask us to keep you anonymous, we will. That is just a standard that we do. So if you reach out to us, I do agree if CPM can at least know the information. However, the homeowner has every right to be anonymous. Should they used to want to be forward from that, as far as getting back to somebody, whether or not something's been resolved, on our plate here, what we would do is a homeowner can reach out and ask. They can ask for us to get back to them if they'd like or situation, if David, you're involved with it, then the HOA can get back to them on it. However, we always get back to the homeowner. We can't get back to a homeowner letting them know that we've received a request. That is what I mean. If we don't know who it is,

Craig Hansen 52:04

okay, all right, well, that makes sense to me, as long as if you come to us and say they want to be anonymous, but, but it is a bona fide homeowner, and we have responded to them, that's fine. But if it's anonymous to you, I'm I'm just saying sorry, yeah, please let us know who you are. And to your point,

it's not that the board doesn't want to do anything. Just, you know, I I could claim anything I want anonymously, you know, and

David Swearingen 52:37

we should. It does add validity to it when, when further research is required. Yeah, it truly is a homeowner and what they're if their concern is legitimate or not, it's something we want to address. Okay, as an ACC couple other quick things. One, it's been brought to our attention that a couple of the new forms that were downloaded downloaded on the portal still had a couple of errors in them for the guidelines, and I appreciate that, and those couple little, little errors will be corrected. I know the A, R, C was left rather than replace with ACC and, you know, some minor things like that, but I appreciate that those things the ACC and with the new people that were elected last month, were we, we are still trying to update some of our forms that we got from qpm and from the declarant so that it's a little more clear for everyone in the community, and those changes are always approved by the board and but we're still Having trouble getting help converting some of the the the the PDFs to a word program so that it's easy down the road to make corrections for some of these forms. It's not an easy process. And so if anybody out there in the community has experience converting some PDFs to a word processing form. And would like to lend a little hand here and give an extra ear and eye into reviewing some of these forms. It would be appreciated.

Craig Hansen 54:33

And you have you talked with my son yet? No, no, no, I have not heard so hopefully he can help you, and I have offered to help him if he can't do the conversion, but

Speaker 8 54:47

I do throw that out to the community, anonymous and through other sources. You know, a few corrections to the ones we just did that CPM has put in our portal. Still needed a couple of. Different direction,

55:08

the association can have access to their questions, so that, other than that, all asks, and

Craig Hansen 55:21

I do have a question for you, I will add, I will

Speaker 8 55:24

add quickly, that I just increased my watering to six days a week. My grass, because it's just a muscle, it's not getting enough water, and green grasses in the community and the safe trees is a wonderful thing. So I encourage others to do that, if they have to as well. Yeah, the grass is green.

Craig Hansen 55:47

Yeah. I think everybody's dealing with that, yeah. I have a question about we still have a construction deposit on the Camino home. Is that 3602 602 to the original builder from a while back. Now, my question was, did we decide whether that money ended up going to the bank that foreclosed or does that money go to the new owners when they finish their landscaping.

David Swearingen 56:22

There was discussion of that a few months back, and to my recollection, the decision was that that was a deposit that would be there for the new owners when they were closing escrow. That would be a positive, and it was approved by the board that would be a deposit that would go back to them when the new owner finished

Mark Wilson 56:47

landscaping everything the deposit would be returned once the landscaping of their previous owner did not I remember the discussion, because they wanted to have the the money in a deal. It was forgive us. Forgiveness negotiation. And we said, No, that money is for to make sure they do their landscaping, right?

Craig Hansen 57:07

Okay. Well, that came up Tamara and I were going over the construction deposits. They had this one that she had. Word is suspense. It just was an interesting word, but that's what it was related to. She and I thought you were correct, but I wanted to confirm that

Speaker 8 57:24

my understanding was based on the conversation. It was approved to go to the new owner who is now doing the

Craig Hansen 57:30

landscape. All right, yes. Okay.

57:35

Thank you. Okay. Thank you. Well, thank you

Craig Hansen 57:39

again. Big task, oh, yeah, big tasks, lots of rules. And if anybody hasn't dealt with PDFs, especially looking at those PDFs we have, they aren't a clean PDF like the ones that I've created. They are scanned and scanned, and the conversion is terrible. It's terrible. Yeah, okay, so next. Oh, you got Judy, you got out your first newsletter. Just wondering, you know what you thought of the first one. Did you get any responses, no response, no response. I think that's a good thing.

58:25

I was gonna say that's not necessarily a bad thing. Informative and people can read it.

Speaker 6 58:31

Okay, great, thanks. And so another one will be going out in the next eight or nine days. Okay?

Craig Hansen 58:41

Okay, and I would have you

58:47

receiving one it was

Craig Hansen 58:49

email and CPM,

Speaker 6 58:52

and they sent it out, yeah, so the email, I think, email and email, and then those

Craig Hansen 58:57

that don't have emails, do they?

Speaker 1 59:00

An email. And then those that don't have emails, do they get mailed to them? I

Craig Hansen 59:03

don't remember what happened there. I know. I mean, you, did you? You

59:10

got it. We got via email, you know what?

Judy Henderson 59:12

But I think you found yours and in junk. No,

59:15

no, I bet mine was in my Okay, all right,

Craig Hansen 59:20

so it's it's supposed to be in your email. You might check your junk mail, maybe do a search, I guess CPM would be a word to search your email, see if you can find it that way.

Speaker 6 59:33

Yeah, the newsletter was dated May well. It was May of 25 is what it went out as. I don't know when it got sent back,

Craig Hansen 59:46

yeah, but one thing I would have you put down to consider is my mind's going I really been thinking about this transparency and how we're trying to get the summaries and the. The transcripts and all this available to the homeowners, reminding we've got a few people here that they've heard me say it, and a few people in past, but maybe just a short section. This is how you find your information from past meetings. This is the process, and there'll be at the portal, there'll be, you know, a summary, and also the transcripts, if they want to read the word by word. And then an actual minutes only, only contains, and the minutes only contain actual decisions, actions andor votes. They are not detailed, although, on your suggestion, the last minutes I put down there for more details on landscape, go to the summary for ACC go to the summary. You know, trying to at least the people look at that to realize that the real conversation is there. And people say, Well, I don't want to listen an hour and a half to see what's going on. Well, sorry, people, we had to be here, and we're volunteers. Yeah, so I just think it may be a way for people that aren't attending zoom to at least get an idea, not a problem. Cool, May

1:01:26

20, oh yeah, okay,

Speaker 2 1:01:28

well, maybe I'd say something. Dana, if people have ideas of what they'd like to see in the newsletter, if they could contact Judy or joy, they're the two newsletter people. And if there's some thin issues, for example, and I may be stepping ahead of the game, but my thought is, there's been a lot of animal sightings in the last month, and I've been told bald eagles, and I've been told neutrino. Just yesterday, I was told anyway, that may be something fun

1:02:01

bear in my backyard. Say better than the bears

1:02:04

I had a baby bear in my backyard.

Dana Henderson 1:02:09

People have ideas of what they'd like to see in the newsletter, contribute or suggest to Judy and joy, okay,

Craig Hansen 1:02:19

okay, okay, now next up is Joanne Van Camp, the neighborhood watch that was started in 2019 I really believe in neighborhood watch, but I neglected and I think the way that I talked about it, I kind of thought it was kind of by the wayside. But it is active. Joanne has been updating the email list, and I'm going to let her speak of what she's like to do coming up in the future. Are you there? Joanne?

Joanne VanKamp 1:02:58

I'm here. Thank you. Craig. Just so everyone knows, there was some misunderstanding about our neighborhood watch group. And thank you. It was set up in 2019 We are now on our third Medford police officer, Community Services Officer, and they have been great, but there was a gap there. And you know, unfortunately, they have the position open for about nine months to a year, but our neighborhood watch was still active. So when I saw that email, I called Judy and we spoke about it. I am in the process of getting some information out to the homeowners. I walked. I met with the neighborhood watch Community Services Officer. He came out here to walk the community. We talked about the rest of the street signs. We talked about other things that could be done. We're working together to get those done, and then I'm going to send information out to the homeowners. There are two brochures I'm going to send out to homeowners, neighborhood, community services officers and the NPD that offered to come out and do a meeting like what you did in 2019 if anyone's interested, you know I will certainly set that up before, but I will keep everyone posted. I've got my arms around it and Judy, if you hear from anyone that's interested in helping, great, but I think we're in really good shape, and I will just keep everyone updated on what's happening

Judy Henderson 1:04:44

so, and I'll put that in the newsletter, if anyone's interested. By the way, do you have the name for our community service officer? Yeah,

Speaker 7 1:04:53

I can get it to you, okay? But you know, again, I don't think that. Necessarily need another person. It's a lot different today than it was before I hear all the time. So I don't have a problem dealing with it. And

like I say, MPD has offered to come out and do another meeting like we did in 19 but I think that's up to the community so and you know, in respect of time right now, I will let you guys move on.

Craig Hansen 1:05:25

Okay, thanks, Joanne. And the one thing that when Joanne sets up a meeting, I forget which church it is that's just above Bella Vista. They used to rent that, excuse me, I want the board. And I told Joanne, I see no reason the board wouldn't approve to pay the rental, because it is a convenient spot. The library for the monthly meetings we had was so much more economical, but as long as the board is going to be okay. I didn't see why the board would would not pay. You know, I

Speaker 2 1:06:05

paid \$50 each time to have the evening for two hours and all the bathrooms and chairs, \$50 for a meeting.

Craig Hansen 1:06:15

Yeah. I heard somebody say, fit her 100 but it doesn't matter, 50 or \$100 church, yeah, okay, and if

Speaker 2 1:06:22

I gave them more than that, but that's what they charged. Okay, so if the

1:06:26

police officers going to come and do that,

Speaker 7 1:06:28

it was up to 75 Dana, and I did hear that. Now it's up to 100 Oh, okay, I told Craig I would be happy to pick up that expense. If there are people in in our community that are interested, because I think it's important that we have the neighborhood and we all have,

Craig Hansen 1:06:53

well, thank you. Yes,

Mark Wilson 1:06:55

I think that could be a board expense. It needs to be a board experience. Individual homeowners don't need to have that good thing. Yep, you bet. Thank you.

Craig Hansen 1:07:10

Okay, before I forget on the ECC, this is some receipts to repay Dana for the landscaping related to some caps for the Rain Bird system. I think they're different style of valves to make the valves more efficient, to cap a few things off. And I think your total was it 496, 54

1:07:43

most of that is the signs on Corino,

Craig Hansen 1:07:47

oh, the street signs on Korea that had been paid back. Okay, okay, so there was 347, on this Corino street signs to control traffic from past, and then \$149 on additional irrigation, and I make a motion that

we have tomorrow, pay Dana back. Do I have a second? Okay, all in favor. Okay. Approved. Thank you again. All right, so And, all right, you got that,

Speaker 6 1:08:30

and you got that, we quickly want to deal with these signs.

Craig Hansen 1:08:33

I got that in just a second. Well, we're going to see, because we're, yeah, we've got a half hour.

Craig Hansen 1:08:47

Okay, well, less less we're gonna, we're gonna try and stay on time. I don't know about the rest of you, you already had your drink. I've got a cold beer sitting there waiting for dinner at 330 okay. Okay, so now we're down to Corino. I'm going to give a quick part to the homeowners. Again, I want to tell everybody. I wish we could share everything, but it would be ours. And besides that, because the mediation and litigation, there are so many things we've been told that we can't share. And it's not that we're not trying to be transparent, it's, it's the legal system, okay, and I'm doing my best, and there could be something I should have shared, and there may have been something I shouldn't have shared. All right, I'm doing my best, but the things that I do want to share in Open Meeting is the mediation still, the date in August still has not been set. We have a new. Attorney. Now Chris Hearn is still our HOA attorney, but he was talking with our insurance company. He was dealing with Southridge insurance attorney, and he managed to get this tied together and convince farmers that they should be taking care of both. And because of him, the insurance kind of says, Fine, we're going to take care of defense and offense, and that's where Bill Davis was then assigned by our farmers insurance. And that's why, at the moment, our legal fees should drop to zero, because all those expenses will be directly paid by our insurance company, and we already know what we paid Chris. And anybody thinks he gets paid too much is crazy. It's the cost of operation. People that haven't done stuff is out of date, and we were paying probably 50% plus higher when we were dealing with Portland. Oh, yeah, all right, and Chris has been a massive help, and he will be still involved as needed, but we're trying to avoid I'm putting all my questions to Bill Davis, because farmers is paying the bill Okay, so I'm trying to do my best to save money there. I have had three conversations with Bill Davis already. I sent you guys kind of a recap. Trying to bring you up to date is to what little he and I put little. There was a lot there, there was a lot there, but it wasn't like, Oh, good. It's been resolved. No, he's been very good to talk to, and I'm, I think he's going to do as well. He will be through mediation. If we can't resolve this in mediation, it goes to litigation. I don't know at that point whether the insurance companies are going to split it apart and they handle one attorney for defense, and we have to bring Chris Hearn back in for offense. We won't know that till litigation comes up, but at least through the mediation process. And we are talking hours, and I've warned you guys, unfortunately, we will be involved in ours. But the attorney, or the \$600 I don't know what they're paying bill up in Portland, his fees are going to be much more. So that's going to be a massive savings to the HOA and hopefully this gets resolved.

Speaker 4 1:12:55

Can you say basically, there's three parties involved in this, right?

Craig Hansen 1:13:01

There's us, there's Southridge, there's Dave Matthews. Originally, we had five attorneys. This has now narrowed it down to four attorneys, because, as we understand it, we can't confirm it, but evidently,

Southridge has hired an attorney to go after their insurance company, who it sounds like. And again, this is all hearsay. People. I've got to be careful, but there are issues with their insurance,

Speaker 4 1:13:28

and we're trying to determine through the mediation the liability of all parties, and we can, that's what we can't determine. And we don't know how to fix something. If we don't know what we're liable for, we know we're liable for the street. No, we may not be liable for well, we don't know that, but then we don't know what the fix is going to be, because we can't get bids until we determine whose liabilities, and that's what mediation is for. So I think that would so

Craig Hansen 1:13:56

the other thing that I wanted to share along that range is Morgan's email came up, and the board is spending on Corino three to \$4 million and I'm going, where the hell did this figure come from? Well, Chris Rayburn had made the comment, it's going to cost \$3,003,000,000 well, I talked with Chris periodically. Chris a nice guy, but he doesn't have engineering plans. He doesn't do this, and that was his figure. Well, then we all, if we take that type, we all could throw out numbers and really confuse the issue for people, but we can't do anything until we get engineering plans right. And we can't get engineering plans until we get started on mediation, and we have come up because of a construction company and Steve majors. They did go out there. They tried to create as best, an educated guess. Dollars for the carina repair without engineering plans. That's not saying that the HOA is going to pay it, but the lawyer, he says, We need to tell them what we're mediating. We need a rough idea of the cost so they managed to come up with this massively ballpark, and it's a big ballpark, and nobody's going to hit a home run out of this ballpark, so just realize it's as best they could do with what they thought the amount of dirt and ground and equipment would be. Was educated \$117,000 there'll be engineering fees, I'm guessing, 20 to \$30,000 for engineering their permit fees. Okay, we and we'll talk about Avista here in a second. And along with Avista, I had thrown out a number of \$200,000 well, I wasn't that far off with a VISTA engineering permits and what they think for Corino, I think that's about what that amount would be, but it has nothing to do with Southridge, which is private property. So the \$3 million for people that are panicked, that was just Chris's number that he threw out. We see no indications, and the HOA is trying not to pay anything. It just won. I think people need to know that is that fair statement? Okay, can I interrupt you real? Yes,

1:16:36

the ballpark

Speaker 6 1:16:38

figures. Is that just for the road, or is that shoring up? Well, I'm assuming that has nothing to do with the

Craig Hansen 1:16:47

shoring up Southridge. No has nothing to do. So it

Speaker 6 1:16:50

is that pending Southridge doing what they need to do, yes, and then that would be expense for just the

Craig Hansen 1:16:57

road, with, with, with their retaining walls or whatever. Now supposedly, the company that Southridge insurance company had employed back in February when they started grading and they came up with

drawings, which was totally opposite of what our geological survey Robin Warren suggested, supposedly, they are working on an engineering plan, but the attorneys are saying their attorney is very vague, and he's saying things, and he made a comment to Bill, well, I don't think they're doing anything. I says, Well, that isn't what Chris was told. So we're not convinced that their attorney is sharing everything and we don't. So there's a lot of stuff on their side that we don't know for for sure what their insurance company or their attorneys are doing.

Craig Hansen 1:17:59

So and I'm going to answer a question that came out from the emails is, what is the estimated dues in the future? We have no idea. We literally have no idea the goal of the committee. The goal of the board is we feel, along with past geological reports and Robin Warren. Now, this is not our responsibility. It should be covered by Southridge. That is our stand. And we are not spending, I want to repeat. We are not spending any of the money in the reserve until we get this resolved. As much as we want to address a whole lot of things to make our community better, we're not spending money. So my goal is, everybody's goal here. We don't want to increase dues until we know what costs are, and we're working at keeping inevitably be out of control. Okay? And I mentioned that, because of steep majors and another company, they actually put together an estimate which we needed, want people to remember that Southridge property is private property. Okay, people are not to go walking on it, but guess what? To solve this problem. We can't walk on it. And Dave Matthews, their contention is the HOA has to take care of it, is the way I'm reading it. And then we have to go and get the money back from Southridge. I don't see that's flying, but that's hopefully comes out in

1:19:50

media. We're having a mediator, yeah,

Craig Hansen 1:19:52

but to remember, a mediator just tells us the laws, and then they deal with different parties, and they go back and forth. What's on the table? Okay, they'll give you a buck. And I'm gonna use little numbers so that nobody comes up with these million dollar figures. They'll give you a buck. Well, we want 10, okay, but it's only gonna cost you eight. I want \$8 for pain and suffering that this board and the community has gone through. Yeah, but my point is, all they can do is the person trying to get which will now be outside of Medford at the request of Southridge. They know the law, and they know insurance companies, and they can advise us what's going on? They are not judges. They don't make the determination and listen to the case, right and make a decision. That's litigation. They just try and help get the parties along. You give me a buck, you give me a buck, I throw in a buck. Are we all happy? Okay? And we all go fine. Then it is a legal document. It is a binding document, okay? The last thing, a VISTA has got back to us, because of the liability, they no longer will repair the main line at their cost. And the guy was nice. He said, We're I've tried to keep this local. They were trying to get it covered, but the minute liability came up with the land site, whatever they had to go to legal and legal saying we aren't paying for it, in fact, now legal saying we won't even touch the ground. So it'll be the HOAs responsibility to dig the trench, a VISTA will come in and put in the line. Then it'll be the HOA that has to fill the trench back in and re asphalt. How

1:21:57

many homes are affected? So

Craig Hansen 1:22:01

that's and this is what's going to be interesting from a VISTA's point of view. They want to get this resolved now because of safety, it's Dr Pena's home and Dave Matthews home. So there's two homes affected, the two that are directly affected by the slide. And he says, don't be surprised if they just come up and say, we ain't dealing with you guys anymore, and they just capped the main line off for two houses. All right, so that's a VISTA. So this question, and this was in the list I shared with you guys, this question I've spent time with Bill Davis. I says, what do we do? All right, this is potentially. They originally stated that if Avista did the whole thing, he says it'll be a \$30,000 project. So I'm assuming he says it'll be 12,000 for us to lay it in the trench. I'm assuming it's going to cost us \$18,000 for all the trenching in asphalt. So it's an assumption that's where I get 30,000 that was their

Speaker 4 1:23:03

original be done in coordination with the repair work to the street. Makes sense?

Craig Hansen 1:23:07

Well, why would you do it before? Well, because they are, they may just shut the gas line down, and then those two homes will not have gas. Gas

Speaker 6 1:23:15

is sitting. The gas line is sitting right on the edge of the

Craig Hansen 1:23:18

road. Yeah. It's buried,

1:23:19

of course, I'm not an expert.

Judy Henderson 1:23:24

Would this be something that we would add on to what we're

Craig Hansen 1:23:30

expecting so or hoping, my perspective and my guidance will be that we try and collect everything and I will re state and pain and suffering is not the correct term, but this has been a total disaster to the community, to the board, to the committee and the inner reactions, not to mention the issues that's created. Dave Matthews that has no access, can't sell his home. He can't get a terror firm in there to repair his foundation from his lawsuit that technically he won against his contractor, he can't

Speaker 3 1:24:12

do anything. Well, the military calls that a flu bar, and I would agree.

Craig Hansen 1:24:17

Okay, so

Dana Henderson 1:24:18

can I ask a question? Yes, this is Dana. My understanding is that we had a mediator that everybody agreed to, and now we no longer even have declared a

Craig Hansen 1:24:31

mediator. There were two mediators, and it got changed to the second one, and everybody originally approved, but Southridge came in at the last and they said they don't want anybody from the local area. So that's what. Although the second guy sounded like he would be really great. It's having to be moved to Portland. Bill said this guy is. It as well. He says he understands insurance companies. He understands contract law and contractors and all this kind of stuff. He says he's a good person. They just originally tried to keep it a local mediator. This person will be in Portland, and everything's going to be on Zoom. Okay, originally, I was going to sit with Chris during this and have everybody else on Zoom, so I could sit there and ask questions of Chris, and we could look at things, and I could share with you guys. Well, now a media

Mark Wilson 1:25:37

has to be approved by all three parties, right? Yes. So only two parties. You got to find one at all if you're over here. Great,

Craig Hansen 1:25:44

so, but Bill says they have a third. I said, fine. I don't know if it's actually been approved by Southridge or Dave Matthews yet, but that was my Friday last Friday conversation.

1:25:59

Do you know the name of that other mediator,

Craig Hansen 1:26:01

I do not and I can get that said, Andrew, yeah, yeah, Andrew,

Speaker 5 1:26:11

I know that. I've had cases against Bill Davis. He's a great defense attorney. I think trust what he says he's he's good at what he does, but I'd be curious as to who the mediator is, because Craig, Steve would have been great for us.

Craig Hansen 1:26:24

Okay, so I will when I talked with Bill again, he told me, and I it wasn't something that I was locked in on. I was locked in the process more than the one person, but I'll find out for you, Andrew, and I appreciate your input.

Craig Hansen 1:26:50

Okay, so that's kind of Southridge, or, excuse me, Karina lane, that I can update you with. And you guys ask questions, are we kind of good because we got 10 minutes. One more quick one.

Speaker 2 1:27:02

Sorry. What obligation does Southridge have to control its weeds and the mess on the streets and all that? Can't we still through the ACC send them a note that their weeds are very tall along the Corino side on the area that hasn't slipped yet? And don't they have a responsibility as an owner to still be notified that they have to take care of those items.

Craig Hansen 1:27:24

Well, I That's a good question. I think so and so I would say that

Speaker 2 1:27:32

just send out a notice as a gesture, if nothing else, that they still have an obligation as property owners on our in our association.

Craig Hansen 1:27:39

Yeah. So I would say, as everybody is in agreement,

Speaker 6 1:27:45

it really is. I mean, they're not exempt any more than anybody else's. So if they've got weeds, they should be notified to take care of it.

Craig Hansen 1:27:53

Yes, so I'm good with that. They've hid. If you want to do

Speaker 6 1:27:58

that, I know you've got a bunch of stuff to do, but real quick. What are we going to do about a VISTA? How much time are they giving us?

Craig Hansen 1:28:05

So that is part of this question. I've gone back to Bill Davis. I said, so what the heck we do? How does this affect mediation? How does this affect potential litigation? You know, if we have to do that, then I believe that's outside our, definitely outside our allowable funding, so we may have to go to the homeowners to get that dollar amount. And I said, and there are some other concerns I have about, what if the gas line gets cut off, all right, then the effect on Dr Pena's home. And now what does that create back and so he says, oh yeah, this is complicated, so he's looking into it. I will share with you guys what I proposed. I said I'm concerned of additional lawsuits related to a VISTA, if they shut the line off, can you contact our insurance company say, what if we had these additional lawsuits that now we have to attend to that Now increases the exposure, the attorney fees and everything. And I proposed. He said, can you talk with them about picking the bill up so we could get this taken care of now, all right, all this stuff we would try and get back. I says, look them. Worried about trying to get it back. He approached them.

1:29:41

Approached a VISTA. Excuse me,

Craig Hansen 1:29:45

I don't know yet. He'll probably call me tomorrow, but I he has a VISTA's phone number. They will be contacting them, but I don't know if he's actually talked to them yet, but he does have their number, but not last Friday, but the Friday before I pose. A question, I would convince our insurance company to take care of a VISTA forest now so we can avoid additional complications. Our call last Friday, he said he did have a conference call with them. He said it doesn't look promising, but they didn't say no, so I don't know, but that's the direction I've tried to move so I could see if that we're in limbo right now. So we're totally in limbo. Yeah, yeah, that's a good question. So I yeah, I do want, I do want to let that go till next time. Okay, the the couple things we need start thinking about is nomination for board members. Okay, there is our annual meeting, December 2. We have to do voting prior. Somehow. We've got to get more people involved. One and things to think about. One of my thoughts is people are concerned about committing three years. Well, to change that. We have changed the bylaws. That'll take forever.

So we can't do that. So my mind goes going back to a word that we talked about earlier. We've dealt with resignations. People who are out there, they're willing to run. You're gonna have to run for three years, but in a year, if you can't handle it, resign,