

Diamond Peaks at Leisure World 1 & 2 HOA April 19th, 2021 Board Meeting

Call to Order: 7:30

Minutes Approval: By email after last meeting

Board Members Present: Stephan Schpergerdes, Keith Dodge, Adam Gaudinski David Nguyen, and Bob Bumstead.

Guests: Dennis Erickson and Greg Lobisser

Housekeeping

We will produce a newsletter for members in May to announce the date and time of our general meeting and to inform members of current HOA news.

When the lower Diamond Peaks HOA's water systems failed, the Cartwrights on Clearspring Way temporarily supplied them with water.

Someone overloaded the Cartwright's garbage cans which were placed for pick-up.

We were finally able to open our U.S. Bank safe deposit box with Richard Locke's help. We found the deed to our well lot and our water rights deed of sale.

We are exploring the digitization of our old records at the rate of 10 cents per page.

Due to warm weather the Forest Service prohibited burning for a few days lately and may move the summer fire prohibition to an earlier date.

Building

Donald and Walter Waler will only build their garage in 2021 as inflating lumber prices have excessively elevated the cost of building their house.

Nick Heade submitted his house plans for approval electronically. The Board unanimously approved of our members' ability to submit proposed building plans electronically and will study Nick's submissions. Approval of his plans will be by email.

Homeowner's Insurance

Gregg Lobisser reported that All State will cancel his home insurance policy on September 13th unless his adjoining lots are cleared of brush and trees that pose fire threats. Gregg negotiated with the owners of lot 34 to enable him to appropriately clear fire hazards from their lot but has not heard for the owners of lot 35. The Board discussed remedies such as informing his insurance company of our good fire rating with the Crescent Fire Station, our participation in the Firewise program, and the available help in clearing hazards by contacting Echo Murray at the Walker Range Station in Crescent. We will further discuss this problem at future meetings.

Treasurer's Report

David Nguyen reported that the majority of our members responded well to this year's electronic billing statements. Our bookkeeper sent paper statements to those who did not respond to the electronic statements, and all but three members are paid in full. Of those three, one has worked out a payment process, another member is deceased and we are in contact with the estate's lawyer. We have not heard from the other member in arrears.

All of our accounts are within budget parameters.

Water Service

Delta Operations has assumed responsibility for maintaining our water system with monthly inspections and remote monitoring. They are charging us \$165 a month.

David Crider is finishing the installation of our RUGID reservoir monitoring system and is continuing to install backflow devices.

The cost of the backflow devices has risen to almost \$500. If the costs continue to rise, we may have to raise our installation fees.

Road Report

The Board was pleased with the performance of our snow plowing contractor this year. Snowmobile owners seem to be happy about our contractor's provision of a snowmobile trail beside our roads.

New Business

We will need to add three new members to our Board as two of our current Board members have reached the end of their three-year terms and another has his lot in our HOA for sale. John Lavasseur has already volunteered to serve on the Board and Dennis Erickson has agreed to find two other qualified candidates. We will vote on new candidates at our June general meeting.

When we send out a newsletter to all members in May, we will include details about the date and time of our June Zoom general meeting and the backgrounds of our new Board member candidates. We will need a quorum of 12 members to make the meeting official.

Adam Gaudinski reports that the Starlink internet provider company will begin service to our area by mid-summer. The company requires \$99 to enroll. The equipment needed for installation will cost about \$500. Members can get further details at [Starlink.com](https://www.starlink.com).

Adam will also organize a clean-up day for our HOA before the June 12th free dump day at the Crescent transfer center so that we can clean up roadside hazards and debris.

Adjournment

The meeting was adjourned at 9:15.