

MINUTES DPHOA Annual Member's Meeting June 5, 2021

Meeting Started 10:15

Attendees

Stephan Schepergerdes, David Nguyen, Bob Bumstead, Dave Crider. Valery Coon, Andrew Montgomery, Dennis Erikson, Steve Winegar, Mark Allen, Mary Doyle and Jon and Kate Kaake.

HOA Review by Stephan Schepergerdes

Our Community:

- We have 61 owners of 63 lots, 42 connected to water.
- We have lot upgrades, clearing, building with at least 4 new buildings this year, garages, paving, etc.
- Resources for members: Our website, diamondpeakshoa.org, has the notice of our next board meeting, board member contact info, meeting minutes, local businesses and contractors familiar with our area. Also, on website we have a link to building approval form, water service application
- Good Neighbors: The Cartwright family's connected a hose to lower to the HOA reservoir during their well emergency
- Free Dump Day June 12, 2021. HOA right of way cleanup coordinator Adam Gaudinski, asks volunteers to meet at 8 AM, 140902 Red Cone
- Small claims suit Stephan Schepergerdes defended us in a law suit by former owner in the fall, 2020. He saved HOA \$2,500
- HOA Board rotations: Our Board has 5 owners serving 3 yr. terms, David Nguyen (1), Adam Gaudinski (2), Keith Dodge (resigning, 2), Stephan Schepergerdes, and Bob Bumstead (terms expiring).
- Mailboxes: Residents can obtain mail boxes by contacting the post office in Crescent. The boxes are located at the Sportsman store in Crescent Lake or at the corner of Clearspring and Red Cone. The one-time fee is \$138
- Digitizing old records: This is an ongoing project by Stephan Schepergerdes
- "Need to Know" document for smooth board transition: This is an ongoing project by Stephan Schepergerdes
- Quest/Comments? No questions were asked.

Financial Health:

Bookkeeping Strategies, Deborah Sheeks. Deborah has been able to send information to members by email, saving us labor and postage costs. She has also updated all owner

contact information. Please let the Board know if your contact information changes so we can keep the master list current.

Treasurer Dave Nguyen reported that we have \$213, 779 in the bank, our accounts in arrears are at an all-time low, and this year's expenses are in line with our budget.

Reserve fund: 2022 is last year of increasing dues by \$75 a year to achieve a \$300 dues increase phased in over 4 years. This increase will bolster our bank account so that we did not have to charge owners a lump sum assessment for major projects such as road repairs.

: Quest/Comments? No questions were asked.

Roads:

No criticisms were voiced about the quality of 2020/2021 snow plowing.

The road was chip sealed in 2017 (previous crack sealing). Our next resurfacing could be in about 3 yrs.

Quest/Comments? Steve Winegar asked if our reserve fund will be ample enough to cover the asphalt paving cost of \$250,00 to \$300,000 in 2024. Dave Nguyen answered, "Yes if there no other unforeseen expenses." Since we made major updates to our water system last year, we should only have moderate expenses with our system for the next few years.

- Dennis Erickson asked if we should pre-qualify ourselves with a lending institution in case we had a catastrophic need for additional funds. Our HOA Board will discuss the idea.

Water System:

President Schepergerdes praised David Crider our previous water operator for his institutional memory, loyal and responsive service.

Delta Operations of Eugene has been our new water operator since March 2021. They perform monthly inspections on site and remote monitoring for 165/mo.(2000/yr.) plus expenses.

Annual Testing: Water quality testing and backflow device testing is proceeding well

Drought: The two lower Diamond Peaks HOA's wells ran dry recently but our well has 60 ft, static water level and is 4 ft vs 4 ft 10" from the top of the well.

New construction:

When we receive a "water service application", then we install a backflow device for \$250'

- Quest/Comments? David Crider requested that we increase the installation fee as the cost of backflow devices has substantially increased. David also advised that we should keep an eye on our water quality as the two lower HOA's drilled new wells near ours.

Fire Risk Mitigation/Fire Insurance:

An Owner on Lolah, had to clear 100' on all sides of his house, 65' of that on two adjacent owners' lots, in order to keep his fire insurance

Adam Gaudinski will lead a work party on June 12th to clear our HOA right of way, 30 feet both sides of center of road.

Owners can contact Echo Murray at Walker Range Fire Patrol (541 433 2451) for grants to pay for lot brush control. She can also arrange for a chipper to come to owner's lots to chip trees and brush that owners have cleared from their lots.

Internet access:

As reported in the May 15 HOA email summary:

HughesNet/ViaSat, <10mps, fixed satellite, low horizon

Yellow Knife, Bend, wideband repeaters = line of sight, tower near fire station

Starlink, phone app, 50-150 mps, tracking satellite net, \$100 down of \$500 install

Hunter Communications, fiber internet, 500-1000mps, closest at Chemult, need 100 interested parties, POC Lisa Pollock, hunterfiber.com/interest-form-address-input

Board Election: (slate: Schepergerdes, John Lavasseur, Andrew Montgomery)

All nominees were approved unanimously by the over 20% of our members who voted

What is next for the HOA?

Building Reserve Fund

Community fire mitigation

High (er) speed internet

Quarterly meeting, check DPHOA website for times

Emails updated so expect to receive periodic communications from the board

We hope to have a neighborhood BBQ

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Addendum provided by Stephan Schepergerdes

High Speed Internet opportunities in Diamond Peaks:

A. = Starlink

A number of owners have = downloaded the Starlink App to their phone. Doing so gives access to information about the net of satellites that Starlink is launching over the western hemisphere, potentially eventually around the planet, which promises reliable high speed internet access (initially 50-150 mbs) with a satellite dish that updates its own positioning to refresh the most optimal throughput. In short, a \$100 initial fee (to be deducted = from an eventual \$500 hardware install) promises to deliver vastly better service than any satellite access we currently have (Hughes Net, Viasat, etc.). This service will possible go-live in the fall of 2021, on a first come first served basis.

B. Hunter = Communications

Thank you to David and = Abigail Brown who brought this to my attention and asked me to pass it = along:

Hunter Communications is a fiber internet company based out of Medford/Central Point. They have recently obtained federal grant money to expand their coverage in our part of the state. They currently have services in Oakridge and Chemult and will be expanding east down highway 58 and north up highway 97 in the near future. To expedite their expansion into the area Hunter's employee, Lisa, recommended that we have as many people as possible contact them and show interest in their services (fiber Internet with speeds of 500mb to 1bg and phone service, if needed). The more interest they have in the area, the more likely they will be to get it up and running.

Our point of contact is Lisa Pollock at Hunter Communications (<https://hunterfiber.com/>). Lisa is willing to help people get signed up (no obligation to purchase just showing interest in their service), her contact information is [541-778-3852](tel:541-778-3852) or LPollock@hunterfiber.com. She just needs your name, service address, email address and phone number.

I would encourage all of us to contact Lisa as having fiber internet would be an amazing upgrade in our community, increase property values, etc.

Driveway paving or re-coating opportunity:

Every summer a few more driveways in the HOA are paved, or some that were previously paved are re-coated or crack sealed. Regan Polloc and Mary Doyle are having some restoration done to their paved driveway at 141245 Red Cone. Their contractor will be 7 Peaks Asphalt Restoration. Having multiple projects in our area results in a lower price for paving or restoration for each client. Please let Regan or Mary know if you = are planning asphalt driveway work this summer. Contacts follow:

7 Peaks = Asphalt Restoration
www.7peaksasphaltrestoration.com

Points of contact:

Chris Calavan, = chrisc@7peakspaving.com
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