

January 25, 2021 DPHOA Board Meeting

Call to Order

President Schepergerdes called the virtual meeting to order at 7:16

Approval of October 22 Minutes

The Board approved the minutes by email after corrections on October 29th, 2020

Attendees

Board Members: Stephan Schepergerdes, Dave Nguyen, Adam Gaudinski, Keith Dodge, Bob Bumstead. Home owners: Linda Ingalls and Andrew Waler.

Housekeeping

Andrew Waler asked for approval of his plans to build a house on Block 3, lot 45 on Clearspring Way. The Board looked at photo of a house similar to his planned house. President Schepergerdes will send board members Mr. Waler's actual plans for review and respond to his request.

President Schepergerdes is beginning the process of digitizing our old records this year.

Karna Gustafson, who has handled our legal affairs, has changed firms and the Board authorized her old firm (Landye Bennett Blumstein) to transfer our records to her new firm (Vail Fotheringham).

On January 27th former Board member, Richard Locke, will witness a locksmith boring out our US Bank safety deposit box at the Springfield branch and retrieve its contents for us. The bank will charge us \$150 as we could not locate the key.

Mark and Michelle Allen contacted Stephan Schepergerdes seeking information about clearing their lot on Lolah to be sure to follow our protocols.

Treasurer's Report

Our new bookkeeper, Deb Sheeks, has sent out 1099 forms to our contractors. Ms. Sheeks also sent out owner invoices electronically on January 7th.

We are collecting 3,024.19 in back dues and accrued interest from the estate of Judith Showalter. For the first time in memory only one owner is now in arrears on their dues.

President Schepergerdes and Treasurer Nguyen praised the performance of Ms. Sheeks especially for researching email and telephone contacts for all of our owners. Consequently, we can save money by making extensive use of communication by email. Because she put in extra hours to re-organize our system this year, the cost of her services was slightly above budget, but will be reduced for 2021.

Dave Nguyen presented the final budget vs actual figures for 2020. Our expenses for 2020 were \$2000 under our budget. We have approximately \$30,000 in our checking account and \$150,000 in our savings account.

After a discussion of the lack of opportunities to safely earn more interest on our savings, the Board decided to keep our funds in our current bank savings account.

Stephan Schepergerdes will send an electronic newsletter to our owners to keep them apprised of developments in our HOA administration and the rationale for increasing dues \$75 a year for one more year.

Water Service Report

We have completed our registration with the One Call Center to enable anyone to be able to contact all affected personnel with one call.

Stephan Schepergerdes has been in contact with Delta Operations to explore their take-over of our water system after David Crider decides to retire. They are currently managing the Summit's water system. They offer monthly inspection and remote watering for \$150 per month, for an annual cost of \$1800. We are exploring their rates for emergency service, back-flow installations and required annual inspection, and quarterly water quality testing. We also will be checking for their affiliations with water service organizations such as the Oregon Association of Water Utilities. We currently have an annual revenue of \$10,500 acquired for water system services.

Snow Removal

No one on the Board has heard any complaints about Viewcrest's performance as our contractor for snow plowing. All agreed they are doing excellent work.

New Business

Stephan Schepergerdes' and Bob Bumstead's terms on the Board will expire in June. The Board is seeking DOHOA owners to join the Board as their replacements.

The next quarterly meeting of the Board will be in the latter half of April. The date and time will be posted on our web page early in April.

Our annual owners general meeting will be held in June. The date and the method of the meeting will be posted on the web site after the April meeting and by an email to all owners.

In response to Linda Ingalls' question, the Board discussed the possibilities of bringing improved internet connections to the homes in our HOA. We discussed Yellow Knife's proposed installation of receptor built on a tall tower at the fire station. They might attempt to use that installation to be able to beam better service to our HOA. Adam Gaudinski told us that Klamath County is considering the installation of a cell tower at Willamette Pass to improve emergency communication in the area. The addition of that tower should improve our cell service. Adam Gudinski also volunteered to craft a petition to Century Link to persuade them to vastly improve their internet service to the Diamond Peaks development. This effort will probably ask residents of the HOA's to sign the petition for service and provide Century Link with appropriate information.

Adjournment

President Schepergerdes adjourned the meeting at 8:36