

Diamond Peaks @ Leisure World 1 &2 HOA April 18th Board Meeting

Call to Order

Virtual Meeting Called to Order 10 am by President Schepergerdes

Members Present

Board Members Present by telephone: Stephan Sherpargerdes, Denny Buckman, Dave Nguyen, Brian Furlong, and Bob Bumstead

Approval of January 18, 2020 Minutes

The Board unanimously approved the minutes

Housekeeping

Ex Board President, Doris Winegar, reports that she has a ring of keys, one of which may be to our old safe deposit box at U.S. Bank in Springfield. If so, we would not have to pay the \$150 fee to open the box.

Stephan Sherpargerdes paid \$20 to the registered owner of our domain name to renew our use for a year.

Our Crescent Lake Post Office box is now closed.

Stephan Sherpargerdes renewed our Diamond Peaks HOA Oregon Business registration.

Bob Bumstead renewed our Oregon Department of State Corporation Registration.

The Board voted unanimously to delay deciding to approve Adam Gaudinski's request for approval to clad his new outbuilding with metal siding at 140902 Red Cone until Stephan Sherpargerdes could physically check out how visible the new structure would be from the street and neighboring properties.

Treasurer's Report

The board discussed recent errors by our bookkeeper that called into question the desirability of her continued service. We decided to continue to monitor her performance.

Denny Buckman proposed to transfer \$100,000 from our savings account to a nine-month or one year certificate of deposit to increase our interest income as the Board does not for see any large expenditures in the near future. The Board unanimously agreed.

The Board unanimously agreed on our 2020 budget after verifying that David Crider did not predict the need for expensive equipment for our water system this year.

The Board reviewed our accounts receivable for this year and last year without taking action.

The Board discussed the differential between billings for water service and the actual water service delivered and the billings for road maintenance charges and number of lots in the our HOA. We resolved the discrepancies.

Treasurer, Denny Buckman's exemplary four-year term of service will be completed this June. He volunteered that he will continue to serve in an unofficial capacity to assist his replacement.

Water Service Report

David Crider joined our virtual meeting to report on the status of our water system. He reported that Tye Engineering will deliver maps of our water lines at the end of this month. We will deliver one map to the Summit HOA as they have paid for the service. We will sell the maps to the other Diamond Peaks HOA's when they request them. David will submit a map to the "One Call" system as they requested one.

April 29 David Crider, Stephan Shepergerdes, and Brian Furlong will meet with representatives from Midstate Electric and the phone company to trace their service lines in our HOA.

Two members need to sign a right-of-way agreement so that David Crider can use a vehicle to access our main line that serves our reservoir.

On April 30th the Oregon Association of Water Utilities will examine our water lines to find a small leak that is introducing air into our lines.

Dave Crider will install a new water level indicator in our reservoir in next month. The new indicator indicates the water level by reading the amount of pressure the depth of water exerts on a gauge at the bottom of the reservoir. This will eliminate the problem of the old float system giving false level information in extreme cold weather.

David Crider will replace the old damaged filter that prevents gravel from damaging our pump.

Road Report

The Board members reported that they were very pleased with Viewcrest's service removing snow from our roads this year.

Annual Meeting

The Board decided to hold our annual member's meeting on June 20th. The meeting will be conducted virtually on Zoom to protect our members from the novel corona virus. We will notify members by mail and include ballots for the election of one new Board member to replace Denny Buckman.

Adjournment

Stephan Sephergerdes adjourned the meeting at 12:18