

July 20 Board Meeting of Diamond Peaks at Leisure World 1 & 2 HOA

Call to Order 7: 05

Board Members Present

David Nguyen, Bob Bumstead, and Stephan Schepergerdes were present at the Schepergerdes' residence and Keith Dodge and Brian Furlong were present remotely. Water operator David Crider also present remotely.

Approval of June 20th Minutes

Unanimously approved

Housekeeping

The Board discussed if we should continue to use Zoom for our board meetings. The general consensus was that we should continue to use zoom and pay the \$15 monthly fee.

Building Approvals

John and Pat Guarcello's plans for constructing an out-building were approved unanimously by a motion made by Bob Bumstead and seconded by Dave Nguyen with the stipulation that they secure an easement from their neighbor. Their proposed building will sit slightly less than the 20 feet our CC&Rs require from that neighbor's property line. In order to meet our setback requirements that property line will have to be adjusted with an easement.

The Board discussed questions proposed by Andrew and Don Waler about the acceptability of their plan to have two stacked balconies over a daylight basement on their house. The board decided that their proposal met the vague height criteria of our CC&Rs, but we are awaiting receipt of their building plans before giving final approval.

Treasurer's Report

Keith Dodge has recommended Deborah Sheeks to be our new bookkeeper. Keith has worked with her for many years and is very satisfied with her work. In a response to a Board query, Ms. Sheeks examined our financials and submitted a very impressive two-page document of suggestions that would streamline our bookkeeping to help us save money and make our processes more efficient. Though she charges more per hour of work than our previous bookkeeper, her proposed changes in our operations should keep our total bookkeeping costs similar to what we have paid in the past. Dave Nguyen moved and Bob Bumstead seconded a

motion to employ Ms. Sheeks if past treasurer Denny Buckman concurs. The Board unanimously approved the motion.

Budget

Our goal of bringing our reserve fund up to the recommended 70% of anticipated needs is on track. We will eventually need the fund for continuing to operate an efficient and quality water system and maintain our road system.. When we finish the yearly increases in dues to supplement our reserve fund, the cost to our owners will be comparable to the costs for owners in the Summit HOA. Our current reserve fund account contains \$169,000.

We will pursue putting \$100,000 of that fund into a short-term certificate of deposit or a saving account to further increase our assets. Dave Nguyen will look into purchasing a certificate or opening a savings account at Ally Bank. Ally Bank offers higher rates of interest than traditional banks and credit unions.

David Crider would like to see a line item added to our budget for fixed water system expenses. Though we incurred more than usual expenses last year for upgrades to our water system, we foresee no large expenditures for this year.

We need to purchase the online version of Quickbooks to allow Board members and our new bookkeeper to be able to log-in to our system. Dave Nguyen will investigate that purchase.

We will finalize this year's budget at our October meeting.

Water Service Report

When David Crider decides to retire, we will need a new water system operator. The Summit system has already changed operators and is using Delta Operations. They are based in Eugene but have personnel based in Oakridge. They charge Summit \$150 a month for operating the system plus \$75 a month for project management. Stephan Schepergerdes will visit their Eugene office to get a better sense of their operations.

We are currently waiting for a replacement well-head filter.

David Crider is installing our new water level sensor in our reservoir and programming it to call a list of individuals who can respond to emergencies. This new sensor will eliminate the problem of our water level indicator float freezing to the side of the reservoir.

Dave Crider reports that we should consider enlarging the wellhead concrete pad and adding a structure to surround the head, either a wood-framed building or a half size-shipping container, which costs about \$2500. Stephan Schepergerdes will work with David Crider about our options for the structure.

On or before our October meeting we will finalize an Emergency Response Plan for our water system that we can submit to Klamath County.

Road Report

We will submit requests for proposals to Royce Mountain Construction and Viewcrest Construction for this winter's snow plowing contract. We will choose an operator at or before our October meeting.

We had an extensive discussion about involving all of the HOAs that govern the four areas of the Diamond Peaks development in order to coordinate our snow plowing efforts. In that way all of the contractors would be able to plan for stable work and eliminate the uncertainty of having to submit yearly bids.

Small Claims Suit

August 14th Stephan Schepergerdes will travel to Klamath Falls to participate in the hearing of the suit by Greg and Misha Williams who are asking for \$2566.12. When they sold their home in Diamond Peaks, the escrow company deducted \$1247.56 from the proceeds of the sale to pay for the \$1000 road assessment they failed to submit and \$247.56 in accumulated interest penalty. It is unclear why the Williams are asking for more money than was deducted from their escrow account.

New Business

Bob Bumstead will send a Doodle poll to all Board members to establish a date for our virtual October meeting on a week-day evening.

Adjournment

The meeting was adjourned at 9:30.

