

Diamond Peaks at Leisure World 1 & 11 Board Meeting October 22, 2020

Call to Order 7:02

Attendees by Zoom

Board Members: Stephan Schepergerdes, Dave Nguyen, Adam Gaudinski (who will serve out Brian Furlong's term that expires at the general summer meeting of 2022), Keith Dodge, Bob Bumstead. Non-Board Members: Deborah Sheeks, Bookkeeping Strategies; Nick Head, lot Owner, and David Crider, water system operator.

Approval of July 20, 2020 Minutes

Approved by email after revisions

2020-2021 Snow Removal Contract

In a previous Zoom meeting on September 8, 2020, the Board, after much discussion, awarded the 2020-2021 snow removal contract to Viewcrest Construction for \$30,000. Viewcrest submitted the only bid for the contract after Royce Mountain Construction withdrew their bid due to concerns that they could not fully meet the contract's stipulations.

Housekeeping

We installed a HOA Virtual (Google phone) button on the Website to enable calls to Board members. The phone number is 541-525-0468.

We changed addresses on our Website to correctly direct communications to our new bookkeeper, Deborah Sheeks of Bookkeeping Strategies, Bend, OR. She has been working closely with Treasurer, Dave Nguyen, to modernize our accounting system to make it more user friendly and efficient.

Shayne Prost from Viewcrest Contractors is scheduled for 6 payments of \$5,000 beginning in November, 2020 for snow removal this coming winter. The first payment will be just \$2,500 to account for an overpayment last year.

Stephan Schepergerdes defended the HOA at the Klamath County Courthouse in Greg Williams lawsuit against us. The court dismissed the lawsuit due to statute of limitations expiration.

Greg and Helen Hall have signed the water line expanded easement along their Block 3 lot 46 property border, but we still need to officially file it.

We cannot locate the key to our old safety deposit box. The bank will drill the lock out for \$150 so we can access it.

Treasurer's Report

Dave Nguyen introduced new budget items: QB subscription (\$190 for 2 years), Zoom Account (\$97 first year), and P.O. box rental (\$156 a year).

We cannot change the 3% discount for promptly paid annual fees as it is codified in our bylaws.

Our bookkeeper will now charge \$75 per request to provide escrow company information related to closing assessments.

After much discussion the Board unanimously approved our 2020 budget. We have total assets of \$275,943 and the phased-in increase of annual fees allocated to the reserve fund will elevate the fund to levels recommended by our Reserve Fund Study by 2023.

Adam Gaudinski commented that Klamath County, the Forest Service, and USDA have grants and no-interest loans available that we could access for expenses related to the upkeep of our roads and water system. He will send Board members information about these programs. Full utilization of these programs might enable us to responsibly lower our fees to our owners.

Keith Dodge suggested that we approach the three other HOAs in the Diamond Peaks development in order to more fairly distribute the cost of maintaining our roads.

Water Service Report

An unknown person painted the raised manhole structure on Clear Spring Way pink. We had an inconclusive discussion about the structure: if we could make it level with the ground, who actually owns it, and what purpose it serves.

We added crushed rock to our well-head and reservoir entrances.

We paid Tye Engineering \$1200 (that we will cost-share with the other three HOAs) for engineering maps describing the water systems of the Diamond Peaks development.

With no interruption of service, we replaced our well-head pump for \$4500. The new pump provides more pressure to our system enabling us to find a long looked-for leak. The new pump and repaired leak has eliminated our problems with fine bubbles in our tap water.

David Crider will buy and install a new flash card system for \$434 to our reservoir's RUGID water level monitoring system that will allow us to monitor water levels remotely and record levels for future viewing.

New Business

The times for our next meetings in January and April will be determined by the Secretary sending a Doodle Poll to Bard members.

Adam Gaudinski reported that he has taken over the "Firewise" program from Misha Williams. Implementation of the program can save property owners money on fire insurance. Adam will report more on the program at a future Board meeting.

Adam also reported the Forest Service has a program that could pay us back for removing fire hazards from our road right-of-ways. We will discuss this clean-up project at our next meeting.

Adjournment

The meeting was adjourned at 8:52