

Diamond Peaks at Leisure World 1 & 2 January 18th Board Meeting

President Schepergerdes called the Board Meeting to order at 10 am at Brian Furlong's house on Clear Spring Drove

Attending were Stephan Schepergerdes, Brian Furlong, David Nguyen, Bob Bumstead, Denny Buckman (by phone), and David Crider.

The board unanimously approved the October 12th Minutes .

President's Report

President Schepergerdes reported that he and Bob Bumstead met with Diamond Peaks Summit HOA and all agreed that the two HOA's would cooperate on plowing contracts, water system issues, and eventually replacement of our water operator. A prime candidate to replace our current operator when he decides to retire is The Automation Group (TAG) with its main office in Eugene and a satellite office in Oakridge.

President Schepergerdes and Denny Buckman worked with Rex and Joyce Mills whose cabin is at 18853 Clear Springs to make sure they were fully paid up before they sold their property.

President Schepergerdes will be upgrading the HOA's business registration with the State of Oregon citing him as president and changing our business address to that of our accountant.

Treasurer's Report

Denny Buckman reported that a minority of our members had not yet paid the October 2019 assessment for our Reserve Fund. The Summit HOA has not yet paid us for one water hook-up we collaborated on (\$398.80. We discussed those members who are in arrears in payments. Denny Buckman and Brian Furlong will contact one of our members who owes \$5500 to establish a payment plan before we consider putting a lien on his property. The February 1st billing will include an increase of \$75 to increase our contributions to the Reserve Fund. This is a second of the phased in \$75 increase per year for four

years for a total of \$300 increase in dues compared to 2019. baseline. That line item will now be called "Road Expenses and Reserve Fund.

In 2019 we spent more than we budgeted as the accounts receivable increased, the snow-plow contract increased, we upgraded our water system equipment, and paid Viewcrest additional money to plow the road to our well head.

Stephan Schepergerdes and Denny Buckman will work on writing a 2020 budget that contains a separate line item for the Reserve Account.

Denny Buckman has looked into finding a Certificate of Deposit in which we can place up to \$100,00 of our Reserve Account funds. The highest paying CD account he has found is at Chase Bank and pays 1.49% for an 8 month certificate. By unanimous vote the Board approved investing in that or a comparable CD, and all members of the Board signed a Corporate Certificate of Incumbency to authorize the Secretary to open new accounts as needed.

The Board unanimously approved a motion by Dennis Buckman to move all or a portion of our savings account from U.S. Bank in Tualatin to the Chase bank in Eugene to more effectively utilize that bank for our CD deposit.

We have discovered we have an old safety deposit box at U. S. Bank in Springfield that may contain important documents. President Schepergerdes will look into finding the key for that box.

Water

Water Operator, David Crider reported that we are required by the State's One Call system (811) to register with that system and locate all of our water, phone, and electrical lines. The Board unanimously authorized Mr. Crider to have TYE Engineering make new maps that will show the location of all of these items. We will send one of these maps to the One Call System.

The Board also unanimously authorized Mr. Crider to meet with Midstate Electric officials on April 29th to map the location of both water

and electric lines from the east side of highway 58 up to the manhole on Clear Spring Way that is in front of Brian Furlong's house.

The Board also authorized Mr. Crider to meet with representatives of the Oregon Association of Water Utilities, OAWU, to look for a possible leak in our main water line from Highway 58 to the manhole in front of Brian Furlong's house. That leak may be causing air to get into our water system.

When the snow is gone, Mr. Crider will make the final installation of the new RUG system that will control the water supply in the reservoir. The RUG system will prevent faulty control of our water supply caused by intense cold freezing the float in our reservoir.

Mr. Crider would like to see a written agreement between the Summit HOA and our HOA concerning our closely located well fields and our vault at our reservoir. The Board unanimously agreed to pursue that agreement.

Finally, the Board unanimously authorized President Shepargerdes along with Tracey Windom of the Summit HOA to buy well tape before March for \$345. The tape will be used for both our HOA and Summit's water systems.

Snow Plowing Performance

Brian Furlong reported that he has been very impressed with Viewcrest's execution of our snowplow contract. The roads are cleared very early in the morning when needed and the snow is not encroaching from the sides of the cut.

Adjournment and Next Meeting

The meeting was adjourned at 12:15. We will hold our next meeting on April 18th