

Diamond Peaks at Leisure Wood I & II HOA Inc.
61535 S. Hwy 97, Suite 5, Bend, OR 97702

1/26/22 DPHOA Board Meeting Agenda

Zoom/phone conference, virtual meeting

Call to Order

- Meeting called to order at 1931L by President Dave Nguyen

Board member attendees:

- All in attendance (Dave Nguyen, Stephan Schepergerdes, John Lavassaur, Andrew Montgomery, Adam Gaudinski)

Non-board attendees:

- Dennis Erickson, Dave Crider, Mark Allen

Housekeeping: (October to Jan to-dos)

- Done - annual report of water published online

Meeting Minutes (October 2021):

- Minutes from October were reviewed and approved according to Robert's Rules of Order

Water

- Longstanding crack in concrete slab where pump is located
- Board members will meet with members of Delta Operations to check on the condition of this issue. Delta Operations is DPHOA's water service/maintenance provider. This meeting is expected in about 3 weeks or when the snow melts.
- Dennis Erickson spoke to surface water potentially entering the well head at the surface level if conditions remain. This could cause intrusion of contaminants from surface water into the water infrastructure.
- Concrete repairs were discussed. Further discussions on action to follow.

Roads/Snow

- Snow plowing update from homeowners – David Erickson
- Overall, homeowners are happy with the service provided by our HOA's current provider; however, since the lower HOA does not use the same snow plow service, there is difficulty in reaching the upper two sections due to lower quality of snow plow service. Board members will reach out to the lower HOA to discuss this issue.

Treasurer

- HOA dues went out early Jan 2022
- Finances update:
 - o Reserve Fund- Stephan Schepergerdes spoke to the rationale and benefits of the reserve fund. This fund addresses the ability to save for unexpected expenses, upgrading road infrastructure, and water service repairs/updates.
- Insurance updates- Terrorism insurance was offered to DPHOA from our current insurance provider
- Overall, 2021 budget was on track with expected expenses. No major concerns were addressed with 2021's expenses and expenditures.

Internet

- Yellowknife Wireless, Starlink, HughesNet, Viasat, and Century Link all available now in DPHOA. Yellowknife and Starlink are providing the best service in terms of speed and reliability, but their wait times for service are lengthy. Currently, Century Link has no additional DSL lines for Diamond Peaks. Service bandwidth has been exceeded. No updates on updating infrastructure are available from Century Link.

HOA entrance sign

- \$250 per HOA to add back eagle to sign. All board members are in favor and approved this expense.

New Business

- Dennis Erickson advised that DPHOA calls our insurance company for a rider specific to conflagration management between common and private property. This will protect the HOA against legal action.
- Road damage was done by a current builder in the HOA in excess of \$500. Dennis Erickson asked about having a \$500 fee on all new building permits. This permit would be returnable if no road damage was incurred. More research will occur to assess this as an option going forward.
- Dennis Erickson found an errant fee on the website. A "speeding" fee of \$500 within our community does not exist and the webmaster will be contacted to ensure this fee is not on the website.

Adjournment

- 0846L by President Dave Nguyen