

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

4/5/22 DPHOA Board Meeting Minutes

Zoom/phone conference, virtual meeting

Call to Order 7:40pm

Board member attendees: David Nguyen, Adam Gaudinski, Stephan Schepergerdes

Non-board attendees: None

Housekeeping: Last meeting minutes approved via email

Officer updates: Andrew Montgomery, board member, recently sold his lot on 3/29/22 and therefore can no longer serve on the board. He was thanked for his brief time on the board. President will begin search to replace him. Board may still function and vote as long as there is still a quorum (3 board members).

Water system updates:

Delta Operations did a wellhead visit along with David Crider and board member Stephan. There were not any immediate concerns about a crack in the concrete slab but there were some other issues identified that warranted further investigation/discussion including bringing the quality of electrical connections to current codes and possible improvements to wellhead cap to avoid any contamination. A visit with Tye Engineering will be scheduled for May 2022.

Board discussed an unusual situation regarding Doug Lawnicki and payments he made to our HOA from the years of 2001-2014. It turns out his water was actually being supplied by Emerald Meadows Tract 1355 during those years. That HOA requested \$2000 be paid to cover the water usage during that time, and Doug Lawnicki asked that our HOA cover that bill. The Board felt this was a reasonable request. The payment would be contingent on all parties (and thus any future owner of his lot) sign an agreement that there were no further liabilities. The Board voted unanimously to approve this.

Roads:

Board discussed getting some contractor help clearing bushes and trees within the HOA road easement in an effort to improve road visibility and reduce fire risk.

Annual Members meeting:

Tentative dates for annual members meeting 6/4/22 and 6/11/22. Board discussed virtual meeting and possibly hybrid meeting with some in-person and also virtual simultaneously.

Adjournment

Meeting ended 8:32pm

Recorded by: David Nguyen