

Diamond Peaks at Leisure Woods I&II HOA
PO Box 61535 S. Hwy 97
Suite 5-197
Bend, OR 07702

Annual Meeting
11 June, 2022

Meeting on Zoom platform called to order at 10:10 AM.

All board members in attendance: Nguyen, Gaudinski, Schepergerdes.

Homeowners: M. Allen, Alvorson, Audova, Bumstead, Coon, Erickson, D. Brown, Gary, Locke, Montgomery, Page-Echols, Winegar.

Overview:

- 63 Lots / 46 lots connected to water / 61 total owners
- 4 total HOAs in the development / all stating an increase in buying and selling

Resources:

- HOA webpage: diamondpeakshoa.org, up and running with new data being added as required. Intent is to inform HOA of resources without any endorsement or sponsorship from the HOA.

Board Members:

- The role of the HOA Board of Directors is to ensure accessible/safe roads, access to potable water, and provide snow removal. Other issues are also handled by the Board as they develop, by these are the priorities of the Board.
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DPHOA 2022 Annual Member's Meeting

Priorities:

Roads:

- 2017 roads were chip sealed with an estimated 7 year lifespan with this process. The chip seal is now 5 years old and due for a refresh in a few years
- Speeding of cars and mostly quads / side by sides remains an issue
- Dog walkers need to ensure they pick up after their dogs. Dogs should be leashed as this is safer for animals and those walking in the community.

• Snow Removal:

- Several areas have incurred minor damage from the 2021-2022 snow removal season. These include gravel being displaced and larger boulders moved. Street signs are often victimized during the snow season as they are an open area to pile snow against. These issues will be brought up with the snow plow contractor in order to fix and prevent issues in the future.

• Water System:

- Delta Operations from Eugene is our water operator after years of service by David Crider. Tye Engineering did a site visit in May and we await a report of their review in order to make sure our pump and electrical infrastructure is up to code. If any repairs or additions are needed these will be done in the most cost effective manner. Due to the increase of costs, new water members will be assessed a water hook-up fee of \$1,000. In order to ensure safety to all members, a utility locate is requested when any underground work is to be accomplished.

DPHOA 2022 Annual Member's Meeting

Financial Overview:

- Annual costs and budgets were discussed. See attachments.
- The DPHOA Bookkeeper, Deborah Sheeks with Bookkeeping Strategies has moved out of the state of Oregon and is now working from Arizona. HOA members will now see billing statements with an out of state address. The Board has no issues with the ability of the Bookkeeper to work from an out of state location. The business address of the DPHOA follows our bookkeeper.
- The Reserve Fund for DPHOA is growing steadily and is maintained for emergencies and/or future projects and to avoid Special Assessments of the members if at all possible.

Additional Topics:

- **Brush Clearing:**
 - The HOA would like to ensure fire safety, culvert access, and beautification with brush removal along the roadways and right-of-ways within the HOA's area of responsibility. In order to do this, home owners are encouraged to clean up the surrounding areas near their homes.
 - Quotes will be requested from local contractors to help remove the brush along the roadways.
- **Community Dumpster:**
 - Discussions took place in order to see if a community dumpster would be good for the HOA / all HOAs. More information is needed for future discussions.

The meeting was adjourned at 1138 AM. This concluded the Annual Meeting. The meeting then transitioned to the Board of Directors only.

June 11, 2022 DPHOA Board Meeting, following Annual Member's Meeting

Overview:

- A quorum of the DPHOA Owners voted in 3 new members to the Board. They are:
 - Kim Audova
 - Frank Alverson
 - Mark Allen
- They join previous members Stephan Schepergerdes and Adam Gaudinski.
- The new officer positions voted in today are:
 - President- Adam Gaudinski
 - Vice President: Stephan Schepergerdes
 - Treasurer: Stephan Schepergerdes
 - Secretary: Adam Gaudinski
 - Members at Large: Kim Audova, Frank Alverson, Mark Allen
- The members thanked and honored outgoing President, Dave Nguyen, for his service over the past 3+ years.
- The remaining time was spent explaining how the Board works, Need to Know HOA binders with updated owner rosters will be going out.
- The next meeting will be determined via polling.

Issues:

- The DPHOA Bookkeeper, Deborah Sheeks with Bookkeeping Strategies has moved to Prescott Valley, AZ. The business address of the DPHOA follows our bookkeeper. She is authorized to establish a new PO Box local to her which will be our new business address and point of contact for billing, invoices, etc.

Meeting Adjourned at 12:07.

Treasurer's Attachments, June 11, 2022

US Bank Checking and Savings account

	Ending balance	Net gain
2018	\$129,479	
2019	\$145,402	\$15,923
2020	\$166,819	\$21,417
2021	\$200,448	\$33,629



Dashboard

My accounts

Trans

Accounts



Checking and savings

\$242,680.25

Diamond Peaks Chkg...4759 \$93,284.56 >

Savings...0585 \$149,395.69 >

Treasurer's Attachments, June 11, 2022

9:35 AM

01/04/22

Accrual Basis

Diamond Peaks at LW I - II HOA Profit & Loss Budget vs. Actual January through December 2021

	Jan - Dec 21	Budget	\$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
HOA Transfer Fees	375.00	250.00	125.00	150.0%
Interest Income	19.30			
Interest/Late Fees Revenue	229.82	0.00	229.82	100.0%
PO Box Fee	750.00			
Reserve Fund Revenue	0.00	0.00	0.00	0.0%
Road Assessments	63,000.00	63,000.00	0.00	100.0%
Water Hookup Fees	2,000.00	500.00	1,500.00	400.0%
Water Service Assessments	11,145.84	10,500.00	645.84	106.2%
x.Discounts on Dues	(1,702.50)	(1,800.00)	97.50	94.6%
Total Income	75,817.46	72,450.00	3,367.46	104.6%
Gross Profit	75,817.46	72,450.00	3,367.46	104.6%
Expense				
Accounting	4,522.60	4,000.00	522.60	113.1%
Bank Charges	0.00	50.00	(50.00)	0.0%
Donation	0.00	250.00	(250.00)	0.0%
Dues - Dept. of Forestry	0.00	40.00	(40.00)	0.0%
Dues - Oregon Assoc Water ...	0.00	90.00	(90.00)	0.0%
Electricity - Reservoir	960.37	1,140.00	(179.63)	84.2%
Insurance Expense	944.00	950.00	(6.00)	99.4%
Legal	0.00	150.00	(150.00)	0.0%
Mail Box Unit	2,077.80			
Maintenance and Repair Roa...	0.00	1,000.00	(1,000.00)	0.0%
Maintenance Signs	0.00	100.00	(100.00)	0.0%
Meeting Refreshments	0.00	100.00	(100.00)	0.0%
Office Supplies	146.00	50.00	96.00	292.0%
Professional Fees	90.00			
Rent PO Box	0.00	166.00	(166.00)	0.0%
Rent Safe Deposit Box	150.00	54.00	96.00	277.8%
Sec of State Annual Registratn	50.00	50.00	0.00	100.0%
Snow Removal Contract	30,000.00	30,000.00	0.00	100.0%
Software & Apps	0.00	190.00	(190.00)	0.0%
Telephone Expense	1,447.06	1,600.00	(152.94)	90.4%
Water Sys. Bk Flow/Quality ...	1,665.99	1,700.00	(34.01)	98.0%
Water System Equipment	0.00	7,000.00	(7,000.00)	0.0%
Water System Maintenance	5,999.57	6,300.00	(300.43)	95.2%
Water System Modification	0.00	1,000.00	(1,000.00)	0.0%
Website Maintenance	663.81	360.00	303.81	184.4%
Zoom Subscription	0.00	157.00	(157.00)	0.0%
Total Expense	48,717.20	56,497.00	(7,779.80)	86.2%
Net Ordinary Income	27,100.26	15,953.00	11,147.26	169.9%
Net Income	27,100.26	15,953.00	11,147.26	169.9%