

# Diamond Peaks at Leisure Woods I and II HOA Inc

PO Box 26241, Prescott Valley, AZ 86312

[diamondpeakshoa.org](http://diamondpeakshoa.org)

**January 9, 2024**

## Attendees:

### *Board members:*

- Mark
- Stephan
- Frank
- Kim
- Greg

### *Others:*

- Dennis Erickson
- Andrew Audova
- Richard Locke

## Treasurer's report

Regarding 2023 expenses, we beat the budget!

- Expected budget: \$70,000.
- Actual budget: \$57,000.

### 2024 key changes:

- Awaiting bid for remote monitoring system. See "Water" section for details.
- Expense for webmaster has gone up to \$650 from \$450. Switch to new vendor who focuses on non-profits. Includes all sorts of health monitoring services.

## Old Business

### Roads /Snow

- More gravel or asphalt on Lolah to reinforce due to cars cutting corner.
- Survey of whole HOA to see who is interested in paving driveway. Potentially pool resources to reduce cost.

## Water:

- Well system. Waiting update from Butch Rogers on old pump repair (under warranty) sent back in Nov. Stephan will follow-up to see if we can get a commitment on the warranty repair.
- Water hookup increased to \$360 from \$250. Yearly dues sent out to all residents. Now includes an option to pay by credit card.
- Remote monitoring system. Looking for a system with remote capabilities (e.g., Pump on/off, how many gallons in tank) and trigger alarms if/when a problem arises.
  - o Considering Delta Operations in Eugene (Summit HOA vendor) and Catron Remote Monitor System.
  - o Delta Ops Pros:
    - Helped solve the issue with Butch back during the summer within a week!
    - Economies of scale. They are already servicing Summit, so combo trips mean less \$\$\$ for a service call!
    - Water quality testing twice a year.
    - Backflow testing price is roughly the same.
  - o Delta Ops Cons:
    - 13,340 total cost for installation and setup. Ongoing monitor costs \$50 a month
      - Increase in yearly water dues (~5,000) will help to reduce the impact on the budget.
  - o Other options/bids to explore:
    - Richard: What about Avion in Eugene, do they have similar services. Can we get a bid?
    - Dennis: Dustin Neumann (resident) is very knowledgeable. He will see what details he can find out on available services and cost.

## Brush Removal

- Thanks to Walker Range and all the volunteers for a great job of brush removal back in October.
  - o Dennis, Adam, the Tipton's, and others (names?)
- Frank: On Clear Springs across from Greg's there is about 40 trees too close to the road (~3 ft from road).
  - o Stephan: Trees should be cleared 12 ft up when by the road.

## House Keeping

- New insurance policy in place after the old one inadvertently lapsed.
  - o Coverage includes embezzlement, resident lawsuit (e.g. slip and fall).
- About \$2,700 vs old price of \$944. Does not include property (Cement reservoir and control house).
  - o Richard: Water company (name?) in Bend will re-align if concrete foundation is compromised. 43k for the liner (Dennis)
  - o Mark: Estimated cost is ~160k to replace our concrete tank (catastrophic event)

- Options to consider for adding property coverage:
  - o ABI is looking into cost.
  - o Richard's experience is Farmers insurance won't do it, but Safeco would and without on-site evaluation.
  - o Oregon Fair Plan. Covers places that insurance companies won't cover.
- Other key notes:
  - o Mark: Summit wanted to chat about water systems and snow removal and looking for other topics to discuss.
  - o Dennis: Time to talk about re-surfacing the road again:
    - We have a couple of years left before we can expect to see major issues in our roads.
    - Consider polymer, which is a layer over the top of asphalt and is cheaper than typical repairs.
  - o Kim: What about house security recent break-in). Also discussed in "New Business".

## New Business

- Security agenda. Recent break-in of a resident's house (Richard Lock)
  - o How responsive are police?
  - o What systems do people have?
- Richard:
  - o During recent break-in, the video footage caught someone stealing gun safe off the wall. Took it away with his wheelbarrow!
  - o Took police and he 2 hours to get there.
  - o His house was one of the original seven houses broken into many years ago. Police were able to apprehend the perpetrator quickly in that case.
  - o Security alarm would be a much better option to deter break-ins.
- Stephan:
  - o VRBO/AirBnB – How are people policing their renters.
  - o Noise and speeding on the road.
  - o Get details from Dustin on options for camera by the entrance.
- Kim:
  - o Will talk to Dustin about thoughts/options and email the board with info.
  - o What about a camera at the entrance to catch footage of vehicle/persons after a break-in, or even a security gate entrance.
- When there is a trigger, who monitors and what is the cost of the hardware.
- Frank:
  - o Consider a game camera.
  - o This would be a good discussion for the multi-president meeting coming up.
- Dennis:
  - o Cameras directed down street or a motion camera (triggers light) are the best deterrent based on security expert of 35 years.
  - o State Trooper has been doing some drive-bys since break-in.
- Mark:
  - o Will meet with other presidents and bring things back to meeting.
- What security system do others use, what works well?

- Greg uses Simplisafe which was \$350. Includes alarm. Half off periodically during year.
- Someone uses Atlas (didn't catch who).

## Good and Welfare

- Dave Crider's many years of service. Can we commemorate his years of service to our community?
- Updated phone number of HOA on reservoir and pump-house signs
  - Frank will take action
- Upcoming annual meeting in July – Stephan considering stepping away so may need another member to step in.
  - Start thinking of possible replacements to add to the board for a 3 yr term.
  - Stephan to approach Dustin and Roxanne Neumann to see if there is any interest.
- Greg notice numerous empty lots with dead wood and brush
  - How do we have to encourage owners to clean up? For E.g. Fire Safety concerns.
  - Richard:
    - Snow bush and manzanita are the biggest concern (most flammable) from a fire safety standpoint.
    - During 9 years on board, they talked about a possible lean on house. Greg was on a HOA where they did the same. The work was completed, and owner billed.
  - Mark:
    - Owner is liable if a fire starts on your property and spreads to another. This is why the 20-foot perimeter is required.
  - Dennis:
    - Based on advice from attorney. Defensible fire-line which is a legal defense. If we have volunteerism and keep a record of it. We're less at risk of a lawsuit then if we were to ignore it.
    - Sponsor a local high-school sport team. Donate to their cause and they do the work. Or we create the firewood and the kids take it and sell it.
    - Stephan and Frank made a good deal of progress last time with roadside cleanup. We should just "do it"!
  - Stephan:
    - Where does site "cleanup" end and the property "view" begin.
    - Echo may have grant money available for fire mitigation. May be a "carrot" to encourage owners to take action.
  - Summary:
    - Mark to draft a letter with information on it. Liability issues, grant options for fire mitigation. This covers us if we told them and ignored it.

## Next Meeting

- April 9 is next meeting.