

Diamond Peaks at Leisure Woods I and II HOA Inc

PO Box 26241, Prescott Valley, AZ 86312
diamondpeakshoa.org

Call to Order

July 8, 2024

Called to order @ 6:50pm

Attendees

Board Members (4):

Mark Allen
Greg Hall
Andrew Waler
Kim Audova

Community Members (3):

Dennis Erickson
Stephen Schepergerdes
Andrew Audova

New Business

*Special guest **Cole McGowen** joined the meeting to discuss a potential business venture:*

- Recently bought a house @ 140908 Red Cone Dr. (corner of Elk Haven).
- After 10 years with his company (develops iPhone cases). Looking for a transition and more fulfillment in his life.
- Cole is exploring the idea of using his new house as a new business in an area that is close to his heart (he's been through some very challenging times). Wants to do something more fulfilling than a typical vacation rental.
- A "recovery retreat" for adults looking for some help on their journey of sobriety.
- Targeted towards professionals and executives. They check themselves in to program, 100% voluntary.
- Exclusive 30 to 90-day program at 100k+, with 20k deductible.
- Maximum of 5 residents at any one time. 24x7 supervision ranging from therapists to doctors/psychiatrists (a close MD friend would be leading the medical side of program). Cole to be very involved often but possibly not every day. 4 or 5 days a week.
- Background checks would be required for every resident. Monitored 24x7.
- Would be fully insured and licensed with the Oregon Health Authority.
- There would be no visible sign from the outside that it's a recovery retreat. Residents would be transported to location so far fewer cars than the average vacation rental.

Q&A with community and board members:

Stephan:

What is the impact to the community. Very minimal. Workers in the house. Are people going to be mentally unstable? Won't be like that. Highly selected individuals. Not taking people off the street.

Dennis:

- Likes the idea but there is a potential impact to the community (resident quits program and goes straight to buy alcohol).
- Summit HOA. There used to be a couple of rehab places.
- Does the HOA need to get involved? It's between Cole and Klamath County. We have no legal standing. Read the CC&Rs. Talks about being a "nuisance", is very subjective.

Mark:

- Everyone would be background checked. Positive impact to community. More people around to watch out for the community.
- What about a probation period and we review.
- Cole: Fine with a probation period. Mull it over and come up with a plan and get back to him.

Greg:

- Funded through insurance or personally paid. Comes down to motivation.
 - o Cole: It is a mix. About 20k out of pocket. The rest may be covered by insurance.
- Do we advertise to the community that there is a recovery retreat in DP? Highly recommends Cole communicates with community and is transparent. Imagine the house next door sells and the new owner finds out. Does this present a legal issue?
- Only negative is "what if" when you have kids around.
- Do we have an attorney. Might be a good idea to consult one for advice.

Kim:

- Some sort of information sheet would be helpful. What is the timeframe?
- Cole: No timeframe at this point. Not in a huge rush.

Cole:

- Happy to talk with board members and community if they have any questions or concerns.

Next Steps:

- Mark will investigate the legal aspects and propose do a special meeting/zoom to discuss in more detail.

Meeting Minutes Approval

- Minutes approval

Annual membership meeting minutes approved via email.

Mark Allen

Greg Hall
Kim Audova

June Executive Board meeting minutes approved via email.

Minutes for both meetings are now available on the website.

Treasurer's Report

- 2024 - 2025 Budget. See printout for details.
- Report out from Greg:
 - Stephan started working with Greg on the budget. Budgets are similar to what they were last year. Greg is working on getting 24/25 budget from Stephan and our bookkeeper.
 - Budget is very seasonal (for Ex: Snow-plowing contract accounts for about a third!). Greg is working on chopping up the data, so it makes more sense. When 66% is snow removal and you collect dues once a year there is less of an *actual* budget in play.
 - Costs are going up by around 15% which is in close to in-line with budget.
 - In our next meeting we need more time to discuss our options for snow removal if he no longer provides the service.
 - Interest rate on our account is down from 4.59% to 2.52%. Meeting new banker this week. Greg thought our account was a CD but is a high-yield money market account. Will see if we can transfer to more of a CD Ladder, which should go back to around 4.5%.

Old Business

- **Roads / Snow:**
 - Discussion about upcoming snow season.
 - Discussion about next season's snow plowing contract deferred to next meeting.
 - Water valve sleeve repair
 - Clear Springs and Red Cone. Sleeve came loose. Shane Propst fixed it with leftover asphalt from Andrew Waler's build.
 - Update snow removal contract
 - Meeting with Summit HOA Hopefully this month to discuss ideas.
 - Renew OHA Annual Water System Fee (\$75)
- **Water:**

- Pump House Update - Bid Discussion.
 - Bid is \$14,500 by Scott Shafer of Top Down Home Inspection and Renovation, LLC, out of Crescent.
 - Consensus is it seems on the high side. We can buy a shed from Jerry's for 4-5k.
 - Andrew Waler is requesting a copy of the plans so he can do a take-off.
 - Summit is working on repairs/rebuild due to moisture issues (carpenter ants).
 - Dennis will send a variety of plans to Mark.
 - Discuss in more detail at next meeting.

- **Brush Removal:**

- Problem areas
 - Kim: There are some problem areas. She and Andrew to take note of problem lots so we can contact owners regarding fire mitigation tips for when burn season is back open again.

New Business

Mark: Idea of forming committees. Perhaps community members don't want to be on the board but interested in being involved in a particular area for example road work and maintenance.

- Committee ideas
 - Water
 - Roads
 - Social

Good and Welfare

No issues.

Adjournment

Placeholder dates. Speak up if these are an issue (2nd Tuesday of every quarter)

- Quarterly meeting date October 8th
- Quarterly meeting date in January 14th

- Quarterly meeting date in April 8th

Things to do in September

- Notice October DPHOA Board Meeting
 - Renew Zoom Account
 - Renew Quickbooks software (If Needed / \$189)
 - Renew Code 3 Creative, webmaster September 16th annual
 - Pay Third Quarter estimated taxes
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- Meeting adjourned @ 8:10pm.