

Diamond Peaks at Leisure Woods I and II HOA Inc

PO Box 26241, Prescott Valley, AZ 86312

diamondpeakshoa.org

Call to Order

January 14, 2025

Called to order @ 6:35

Attendees

Board Members: Greg Hall, Mark Allen, Frank Alverson

Community Members: Marina Whaler

Meeting Minutes Approval

October Executive Board meeting minutes approved via email.

Approved by Greg, Kim, Andrew

***Please review minutes when emailed so they can get posted to web site.**

Treasurer's Report (Greg Hall)

Chase Bank balances

- Checking \$23,100
- CD #1 \$120,800
- CD #2 \$120,700

Things are transferred completely to Chase bank. It was not a simple process.

**The general fund saw a 12% increase from last year.*

**The reserves have doubled since 2018*

**A good portion of the reserve fund will be used to maintain the community roads.*

2024 Taxes due. In the process of being completed.

Keep an eye on insurance expenses. Current insurance is just liability. Unable to find protection for assets. Insurance companies have not been willing to insure assets.

Old Business

Roads / Snow:

- Snow removal update

Things are going well.

- Research company for sealing cracks.

Mitch Collier is a company that has done work in our community recently. Two board members are pleased with his work.

- Decision to coat the roads this summer.

**Asphalt vs. sealing with Onyx.*

**Wait on decision until more members are present to decide on best option.*

Water:

- Annual water report completed
 - This is done annually in October @ oregon.gov/OWRD
 - User ID and Password are listed in "Need to Know Manual"
 - Numbers that Dennis Erickson reports monthly are entered into a form on this web page (Thank you Dennis).
 - Doing this report annually protects DPHOA's water rights.
- Community member wanting to help with the water system and building the structure.(Dustin)
- Discussion to increase fees for the installation of backflow devices.

**For a community member to connect to the community water system a backflow device is required. This helps prevent contaminated water from entering our community water system. Part of our water fees cover the cost to have these tested annually.*

**Dave Crider maintained our water system for several years. He was the person who installed our backflow devices at a cost of \$500. Like everything, costs have gone up considerably. We have increased fees to cover these costs but have not been able to keep up with the increases. It is difficult to find somebody who will install the backflow devices due to our remote location. The board voted to increase installation fees for the back flow device to \$2500. This covers the cost of the device and the labor to install the device.*

Motion made by Frank Alverson to increase the back flow installation fee to \$2500. Motion was seconded by Greg Hall. Motion passed unanimously.

Brush Removal:

Spring...Discussion to trim branches higher off the road in Diamond Peaks HOA. Some branches are getting too low to drive under. *Access and Egress*. There are also some possible dead trees that may need removed. Dates to come.

Housekeeping:

- Insurance premiums have been paid.
- Slight increase from last year.

New Business:

June 2025 Board Vacancies

- Three vacancies
 - Kim
 - Frank
 - Mark
- Recruitment ideas (Three year term)
- Dates for Membership annual board meeting.

**Potentially at fire station / community center.*

**Looking at possible dates.*

Well system for neighboring HOA overflowing and undermining /potentially damaging the road.

**When snow is gone, the plan is to investigate options for mitigation. Neighboring HOA is responsible for damage that may happen.*

Good and Welfare:

**Annual statements for dues and water fees have been sent out to community members. Look in your email. The cost to mail via USPS is too costly so the invoices are emailed.*

Adjournment

- Quarterly meeting date in April 8th @ 6:30
- Annual Membership Meeting Date
- Somebody needs to confirm community member's contact information is correct with list on google drive.

Things to do in:

***Taxes Are Due**

- **January / February**

*Collect annual dues payments and water fees.

***Payments are considered late after February 28th**

- **March**

- Static water test
 - Palmer Pump, Mark Prell, Lapine Oregon
 - Report sent to DPHOA then forwarded to Delta Operations who fills out the correct form.

- **April**

- Renew DPHOA Business Registration with State of Oregon (\$50 annually)
- Pay quarterly taxes

- **May**

- Renew HOA Domain name (May 12th)

- **June**

- Annual Membership Meeting
- Elect new board positions
- Update “Registered Agent” Oregon Business Website (President and Treasurer)

- Meeting adjourned @ 7:48