

Diamond Peaks at Leisure Woods I and II HOA Inc
PO Box 26241, Prescott Valley, AZ 86312
diamondpeakshoa.org

Annual Member's Meeting Minutes: June 13, 2026

In Person: Greg and Helen Hall's cabin

Called to order @ 10:00

Board Members: Greg Hall, Richard Locke, Stephan Schepergerdes, Steve Winegar

Lots represented in person (24): Allen, Arminger, Buckman, Bumstead, Connaghan, Davis, Dawson, Erickson, Gary/Murphy, Hall, Holtz, Jacobs, Kaake, Karp, Locke, Neumann, Nguyen/Versage, O'Neill, Perry, Propst-Steve, Schepergerdes, Sperle, Winegar, Yamada

Lots represented by proxy (6): Waler, Audova, Bradford, Coon, Gaudinski, Guarcello

Introduction:

Board Members: THANK YOU for the past "busy" year of service to your neighbors and the community!

Especially Greg Hall (Treasurer), Andrew Waler - spearheading and donating so much to pump house project, Dennis Erickson - pump house design/construction

Overview:

63 Lots / 47 lots connected to water / 61 total owners

4 total HOAs in the development

Resources:

HOA webpage: diamondpeakshoa.org

HOA contacts: Google phone: 541-525-0468

Gmail: diamondpeakshoa@gmail.com

Role of the HOA Board of Directors is to preserve road infrastructure, have access to potable water and maintain the water system, and provide for snow removal. Other issues are also handled by the Board as they develop, but these are the priorities of the Board.

Quarterly Board Meetings, by Zoom, one AMM, Newsletters

NOTE: ALL BOARD MEETINGS are open to all members. Are noticed to our webpage at least a few weeks prior to July, October, January, April.

OVERVIEW:

Highlights of Projects and Initiatives in 2026:

Bring HOA communication access and documentation into 21st Century
Water System

Pump House built

Road Maintenance

Asphalt and crack sealing

Treasurer's Report

Fire Mitigation, lot clearing

Collaborate between 4 HOAs!

Other:

Entrance Sign - refurbish

Entrance Security Camera

Well system remote monitoring

Pump system, emergency generator backup

Bring HOA communication access and documentation into 21st Century

Digital record keeping centralized to Gmail, Google Drive, Google phone (voicemail transcription)

Digital records:

Historical Minutes, Financials, Bookkeeping, Newsletters

Archived docs: Bylaws, CCR, forms for Building Approval, Water Service Application, Snow removal contract, etc

Public vs Private: Google Docs Editor restrictions, PW access to HOA Google documents, etc

***All HOA docs reviewable by any owner, anytime!

Water System

Water supply: water table 4' 6" below ground, March and June, similar to past yrs

Graded surface water diversion

Delta Operations, small water systems, monthly inspections

Pump House construction (October), just under \$10,000

Dennis E. design, materials list

Andrew W., MAJOR materials donation, coordination, crews

Elite Electric, Bend

Stephan and Mark, finish up wiring, lighting, inter. sheeting/insulation

Cadet heater, high/low thermometer

Road Maintenance

Snow removal season, 2025/26 was very minimal snow season

Colyer Asphalt, \$22,500 in services in 2025:

5 radiuses, mailbox drive up at Redcone/Clear Spring Way

All road crack seal, repeat q 1-2 years, eventual asphalt??

Designated Snow Use Period, Dec 1-Apr 1 annually

Input from Walker Rim Riders Snow Mobile Club

No vehicles >50" allowed, ie side-by-sides destroy snow mobile and and nordic ski trails

Signs posted (in winter) at start of snow mobile trails, Lake Vista and Royce Pine by Cole Stuller/WRRSMC

VRBO/ABB owners: maps available, PUT RENTERS ON NOTICE

Treasurer's Report:

Board's fiduciary responsibility to be good stewards of HOA money. Meet expenses and build Reserve Fund for emergencies and large capital outlays. This board has been frugal. Use volunteer labor and donations to keep costs down while providing a quality product.

Balances:

Chase Bank Checking account: **66,800**

Reserve Fund Two CDs: combined balance **254,000**

CD Interest income, earning approx 4%, **\$7,200**, part 2025 and 2026 so far.

Income: Dues (1,075) plus water (360) nets about \$83,000/year in income.

Expenses: (98% is in 5 categories)

Snow removal, 60%

Water system, 20%

Accounting, 8%

Insurance, 5%

Taxes, 5%

After expenses dollars accrued to the Reserve Fund, historical:

2021: 27,100

2022: 24,900

2023: 15,100

2024: 28,500

2025: 25,400

2025 Taxes:

2025 CDs and Chase Checking interest income: \$5,135

(we owe taxes on anything over \$100, the rest of our dues/water income is "Exempt Function Income", not taxed as it is used solely for maintenance of the development)

2025 Taxes prepared by Buckman + Co, PC – THANK YOU Denny

2025 FEDERAL (30% rate)

Due: 1,511

Owed: \$130 plus late fee. after Est. taxes paid/qtr

2025 STATE OF OREGON (6.6% rate)

Due: 332

Refund: \$16.00. after Est. taxes paid/qtr

Collaborate between 4 HOAs!

Four HOAs, four water systems

Tammy Gustin, Summit HOA, Meetings Oct '25, Feb and Mar '26

All trying to solve the same problems, share what works, collaborate!

Future projects: FIRE MITIGATION, snow removal, pump backup generator, road maintenance, speed limits, community building CCR uniformity, break-ins, garbage cans, light/noise curfews, roadside parking, VRBO expectations, backflow testing, fire hydrant maintenance, etc etc.

Fire Mitigation, lot clearing

Some owners have attended to their lot clearing, THANK YOU. Others have been repeatedly encouraged to do so by past Newsletters and at Annual Meetings, but haven't prioritized lot clearing at all. Survey shows 40% of lots in our HOA are neglected when it comes to being **DEFENSIBLE**.

Benefits of lot clearing:

- create DEFENSIBLE SPACE, reduce fire risk
- Improve insurability of homes, owner AND neighbor
- Beautification, pride of ownership
- Increase property values in the development
- Comply with the law (Oregon and HOA rules)

As lot owners in Diamond Peaks you've agreed to abide by the Bylaws of the development, a LEGAL obligation:

Bylaws: 5.8.1, Maintenance and Repair: Every owner must perform promptly all maintenance and repair work within the owner's own lot which if omitted would affect common property.

CCR: Article VII, Section 15, Fire Hazard: Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard.

What would "clearing a lot" ie. real fire mitigation look like:

Definition: "Clearing a Lot:" = typical contractor approach: Remove (haul away, burn or chip in place) most brush, all trees under 6" diameter, deadfall, and dead standing trees. This process reduces "ladder fuels" which intensify fire spreading to a lot.

Scope of work survey: 63 lots

38 (60%) fully cleared, **THANK YOU**

10 need minimal work,

6 moderate,

9 need heavy clearing.

FUNDING OPTIONS AVAILABLE TO LOT OWNERS

Reviewed as available through Echo Murray, Brad Kahler with CCFEMS and private contractors as previously detailed in 2026 Fire Mitigation newsletter.

FIREWISE COMMUNITY (Steve W presentation)

Program to raise awareness of creating defensible space, inform lot clearing, how communities work together to be more fire safe, etc.

Being a Firewise Community should have insurability benefits.

Sign up sheet circulated. Steve will coordinate new Firewise application with Echo Murray. Incremental implementation.

Entrance Sign - refurbish

Richard sought bids from two companies for general cleaning, sanding, restaining and repainting lettering and graphics:

Carlson Sign, Bend: \$3,856

Tightline Quality Painting, Bend: \$1,780 = 450.00/HOA

Four HOA's to split the cost.

Entrance Security Camera

Camera Surveillance, entrance security:

Verkada Remote Camera bid:

Essential components:

- 1-Outdoor Bullet Camera, can see license plates
- 2-Hardware license (1,3,5,7,or 10 yrs, paid up front)
- 3-Verkada Gateway, connects camera to internet,* (1,3,5,7,or 10 yrs, paid up front)
- 4-Verkada vs major provider SIM Card.

COSTS, (25% to each HOA)

Initial hardware	870
Installation	? volunteer vs tech Co
Licenses	490

Per HOA total for first 3 years (hardware+licenses+internet) = 1,356

At today's prices the ongoing cost after 3 years would be equivalent to \$14/month per HOA.

Well system remote monitoring

With expertise of an HOA neighbor:

SUMMARY:

Set up controls to remotely monitor data, generate reports, archive, troubleshoot

Features:

- Reservoir to Pump House communication
- thermocouple management of Cadet heater
- remote access and historical archive: pump flow, Duty cycle, building temp
- set parameters and alarms
- monthly email reports
- internet connection, possible on-site security camera
- Backup generator interface, automatic transfer switch with prolonged power outage
- battery backups

standardized logic controls so future authorized HOA members or any

third-party Control System Integrator can manage

Estimated costs (**?? Vote to authorize if Board decides YES?)**

systems integration hardware and install: \$15,000

generator backup, propane, shared with Summit: 50% of \$30,000

Pump system, emergency generator backup

Well pump generator backup (propane fuel, share with Summit)

More for wildfire than utility outages

Generator/Auto-transfer controls/Propane/Electrician

Install cost: share with Summit (estimate: \$50,000), there are things

HOA volunteers can do to lower some of the installation cost.

Monthly maint. cost: propane tank rental

Owner Comments/Input:

Dennis Erickson: Consider a plaque on the new pump house honoring David Crider for his many years to Central Oregon's water systems and dedication to the DPHOA system with MANY hours of volunteer time, being Available for emergencies, etc. Board will take this up at next meeting.

Richard Locke: Could each owner clear the right of way in front of their property.

Alec Murphy, and others: in favor of entrance security camera. No one opposed. Our Board will work with the 3 other HOAs further on this.

Serving on the Board: “3 YEAR TERMS”

A GIFT TO YOUR NEIGHBORHOOD AND TO YOUR NEIGHBORS!!

- Get to know and work with truly quality neighbors
- Quarterly meetings
- Get to know the water system infrastructure
- Get to know the finances
- Participate in long range planning!

SEND OFF

THANK YOU for effort to be here, your interest in HOA/Neighborhood

Look for periodic Newsletters

Become involved to make community better, SERVE ON THE BOARD

THANK YOU GREG AND HELEN, AND RICHARD !!!!

END OF SUMMER HOA PARTY - watch your emails