



MINUTES

**The Lodge (Retirement Facility)
411 E Carpenter Ln, Sisters, OR 97759**

March 30th, 2024 11am

Special Meeting

Meeting called to order: 11:02am

Board Members in attendance Steve H.(ZOOM call), Stuart H., Dana L., Maureen S., Teri R., Holly L.

Others Present (see sign in sheet)

Administrative items:

- Treasurer's Report -Summary of checking account & road fund. Dues are collected except 1 resident who paid \$7 short.

Action Items

- Approval of new tax accountant (H&R Block).The prior accountant retired. Form 1128 is a form that many accountants do not do. H&R Block was familiar with the form and also \$200 cheaper than prior CPA. Forms have been filed as necessary. Steve H made a motion for a discussion. Stuart H. asked about any missed payments in the prior tax year. Dana L. advised of a new charge from the State of Oregon that is effective for 2024 of \$150. Steve H. made a motion to approve a new accountant. Stuart H. seconded it. All approved.
- Approval of insurance renewal quote - Insurance renewal quote for Cochrane & Company that increased. Farmers Insurance quote was \$153 less with same coverages. Steve H. asked for any discussion. Question was asked asking what the coverage was for. D&O Insurance for the directors and liability coverage. Premium currently \$1847. Farmers Insurance quote is \$1694. Agent advised it may be less after it goes through Underwriting. Stuart H. made a motion to approve insurance renewal with Farmers Insurance. Steve H. seconded. All approved
- Review Deschutes County Sweat Equity Program Maureen S. advised that she was contacted by Kevin Moriarty, a Deschutes County Forester, that Brush Bins could be provided and costs covered that were reasonable. They are 30 yard bins which are bigger bins from the prior bins we have used(20 yards). Suggested weekends of May 3rd and May 18th to have a community cleanup day. Stuart H. advised that the irrigation was repaired by Steve H. and the land can be irrigated. Stuart H. inquired how many return trips are allowed. Maureen S. advised that she was advised that costs would be covered if reasonable but also there is a line item of \$3,000. Steve H. commented that if there was a wildfire that the Paddock Green could provide a refuge but also ensure any reduction for insurance purposes. Steve H. advised it does not

take much water to keep the Paddock Green green. Maureen S. reviewed that to maintain our Firewise designation an action plan has to be completed in 2025 and a new assessment in 2027. Steve H. advised we can use the bins on May 18th and the next meeting will discuss any curbside pickup. Maureen S. motion to approve bins delivered on Friday May 17th. Steve H. second. All approved.

- Review letter from Attorney to be sent to owners of Lot 58. Reviewing letter from Attorney. Steve H. advised that he liked Option 2. Dana L. inquired if we go with either option 1 or option 2 can the permit still be filed. Steve H. Summary of Lot 58 is a house that is painted without an approved color. An Architectural Application was submitted and disapproved. The property owner appealed and it was disapproved. Prior letters have been sent to the homeowner. Steve H. discussed that the difference between option 2 and option 3 is that option 2 puts it on the current homeowner to paint the home whereas option 3 would make it the concern of the new owner if it sells. Steve H. made a motion to contact our attorney to send a letter with Option 2 with a permit attached for reference. Stuart H. seconded the motion. All approved.

Good of the order:

- Steve H. advised that any progress on Lot 42 will be discussed at the April 27th meeting. The reason being that at the January 7th meeting it was tabled for 3 months which would make it April 6th and wanting to give it the full amount of time. Stuart H. advised that Lot 42 is present.
- Susan U., advised as a resident she does not know what is going on in the neighborhood. Asking for meeting minutes to be posted in a draft form. Additional notice for meetings would be appreciated.
- Lot 42 Property Owners expressed that they thought their issue would be resolved today. Steve H. commented previously in the meeting that their concern would be discussed at the April 27th meeting.
- Francie P. commented that communicating the different types of meetings to HOA residents to update on the differences of the purposes of the meeting. Steve H. advised that the bylaws need cleaned up and it will take time to do so.

Adjournment: 11:46am