



MINUTES

Paddock Green

Sisters, OR 97759

July 28, 2024

Meeting called to order: 3:02pm

Board Members in attendance Steve H., Stuart H., Dana L., Maureen S., Terri R., Barbara T., Holly L.

Others Present (see sign in sheet)

Administrative items:

- Approval Meeting Minutes from April 27, 2024 (Approved with last name L. correction for Holly)
- Treasurer's Report Current with all HOA dues. Review accounts through June 30, 2024. Request to transfer \$7,000 from checking to road reserve account. Steve H. motioned to move funds. Maureen S. seconded it. All approved.
- Pine Street - Approach 3 lot owners on Pine Street not part of Sage Woods HOA to have them contribute yearly to continue to use our road maintenance. Dana L. motioned to discuss with 3 lot owners. Maureen S. seconded it. All approved.
- Architect Committee Report - Bob B. gave a quick summary of recent submissions. The new website method seems to be working more efficiently. A reminder that trees over 6 inches in diameter and buildings need to be submitted for review. Lot 29 has not sent an Architectural application for the metal structure. Lot 42 had kennels built without an architectural application approved.
- Firewise Update - Spring cleanup of Paddock Green was on May 18th with the Sweat Equity program through Deschutes County and was advised that costs would be covered if reasonable. As of today, we have not received a bill so that is exciting as that saved us some money. Firewise renewal application will be submitted shortly. A fall grant is coming but the application is not open as of yet. Once the fall grant is available will apply and request funds for curbside pickup. A new draft of the fire map has been posted online and questions can be submitted. Discussion to do different ways of curbside pickup or brush bins in community spaces.

Action Items

- Crack seal bids and pine street paving issue 3 bids were received: Mountain Asphalt, TriCounty Paving, Seven Peaks. Square footage varied between bids. TriCounty Paving was the most detailed in materials and application. Steve H. Motion to approve TriCounty crack sealing bid based on crack seal materials used. Stuart H. seconded. All approved.
- Architect committee fencing requirements, standards and compliance with current circumstances Stuart H.

discussing there has been additional activity of people in the National Forest Land and concerns for theft due to visibility and accessibility. Consider a separate rule for properties that border National Forest Land to have some protection with a solid fence to prevent the ease of visibility of items in the yard. Maureen S. mentioned that when she moved into her property in 2017 there were privacy screen fence sections to allow some privacy from neighbors. Dana L. advised that the current CCRs specifically call out solid fences on property lines as a border fence is not allowed. However, there is a line regarding the Architectural Committee having some discretion in adjusting guidelines. It would be best to consult the attorney if an edit to the CCRs would be needed or if we can operate with the Architectural Committee discretion. Bob B. was asked to weigh in and mentioned it was a point of discussion after receiving an application for a solid fence. He sympathizes as previously the lot behind him was empty and now it is not. He could see the change to allow the border of the forest. Steve H. advised that he will discuss with the attorney regarding solid fence adjustments.

- Three new board members for next year - 3 open positions for 2025. Secretary and Firewise Lead are needed for 2025. Put a small blurb in the next communication.
- Review letter from Lot 42 - Sage Woods HOA asked lot owner 42 clarification of a commercial dog business within 30 days was asked in the last meeting and nothing was received. Stuart H. chatted with Deschutes County planning department and the planning department advised to file a complaint. Stuart H. stated that an official complaint has been filed with Deschutes County Code Enforcement. Deschutes County Code Enforcement will investigate the land use concern regarding RR10. A kennel was built without architectural committee approval or deschutes county approval. There is a nuisance in the neighborhood as reported by residents. Discussion of sending the final notice letter to Lot 42 and starting the fining process. Board Members would like to wait to send a letter to Lot 42 until Deschutes County has made some progress on the formal complaint. Steve H. made a motion asking if the HOA board believes that lot 42 is conducting a commercial business. Stuart H. seconded. All in favor.
- Paddock watering - To fix the water meter for Paddock Green would be \$8,000 in order to use the sprinklers more frequently. Discussion if we water the paddock then the grass will grow which would need to then be mowed.

Good of the order:

- Bob B. asked if there has been a permit filed with Deschutes County for Lot 42. Maureen S. advised that Deschutes Dial does not have any recent permits for Lot 42. Bob B. asked if additional complaints would be helpful for the case with Lot 42. The board advised that any feedback/complaints would be beneficial.
- Pat H. expressed gratitude for Maureen S. time on the board and asked if she could continue her term. Maureen S. was grateful for her time on the board but needs to step down to be more available with her children's school.
- Short Term Rentals - only 1 resident in the neighborhood wants short term rentals. This is not an interest of the board to change the CCRs to allow for Short Term Rentals.
- Francie P. advised that residents do not want to make formal complaints as the CCRs should just be upheld by the board. Clarification on working from home and LLCs does not equate to being a commercial business.
- Residents asking about noise complaint process with the Deschutes County Sheriff
- Tree dying at the intersection of Ponderosa Lane and Tumble Weed Turn.

Adjournment: 4:28pm