



# MINUTES

**Community Hall Sisters Fire Department  
301 S Elm St, Sisters, OR 97759**

**April 27, 2024**

**Meeting called to order: 3:05pm**

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

**Others Present (see sign in sheet)**

## **Administrative items:**

- Approve Minutes from January 7, 2024 (Approved as written)
- Approve Minutes from March 30, 2024 (Approved as written)

## **Action Items**

- Sage Wood Roads - Crack Sealing & Pine Street - Last time Crack Sealing was completed was an invoice from July 2018. Roads included in Crack Sealing are Sage Woods Lane, Tumble Weed Turn and Paddock Green and Ponderosa Lane. TriCounty is doing an estimate as it was the last company that completed the work. Pine Street paving bids have been obtained yearly from TriCounty and the 2023 bid was \$63.5k. Prior work was attempted to gain contributions from 3 lots adjoining Pine Street that are not part of Sage Woods HOA and only 1 resident was considering contributing, 1 resident said no and 1 not able to contact. Forest Service has access before and after Pine Street sections of the Sage Woods development. Prior HOA president, Scott Mateson has delved into this info more in depth and is a good resource. Steve H motioned to obtain other bids for Crack Sealing and paving Pine Street and to review once bids are obtained. Maureen S. seconded the motion. All Approved.
- HOA Violations - Lot 29 & Lot 58 -
  - Lot 29 advised that a permit will be applied for to Deschutes County and an application sent to the Architectural Committee. Letter being resent to Lot 29, time period included of 30 days. Maureen S. motion to send a letter to lot 29. Steve H. seconded the motion. All Approved.
  - Lot 58 - Discussion that dates need to be specific in the letter for final resolution. Stuart H. motioned to accept the response from the Lot 58 attorney with dates certain. Dana seconded the motion. All Approved.
- HOA Discussion - Lot 4, Lot 9 & Lot 16
  - Lot 4 - Burn piles are on the road right of way. Discussion to send a notice to the lot owner advising of the issue and comply with the burning regulations. Small trees planted in the road right of way and not an issue at this time.
  - Lot 9 - Burn piles in road right of way

- Lot 16 - Burn barrel on property which is not allowed per the CCRs.
- Steve H. motion to approve letters sent to lots above. Stuart H. seconded the motion. All Approved.
- Update on Deschutes County Sweat Equity Program - Maureen S. advised that Kevin Moriarty, a Deschutes County Forester, reached out advising of a program called the Sweat Equity Program, where they provide 30 yard bins for cleanup. Maureen S. requested (3) 30 yard bins to be provided for a cleanup day for Saturday May 18th. Kevin Moriarty that costs would be covered if costs were reasonable. Sage Woods HOA does have a budget line item for Firewise for \$3k if there are costs associated with cleanup. Stuart H. advised that he has rented a spring tooth harrow rake from Sisters Rental. Steve H. would like to have a bbq for the volunteers afterward. Discussion for 8am start time for Saturday May 18th and have a signup sheet posted to the message board and emailed out to residents. Stuart H. made a motion for a \$500 budget for rentals, bbq and paddock cleanup for 2 days. Steve H. seconded the motion. All Approved.
- Decision on Lot 42 Dog Business - Steve H. inquired to Lot 42 owners if any updates from the January 7, 2024 meeting. Steve H. advised that the CCRs do not allow a commercial business, the residential zoning of RR10 does not allow a commercial business. Lot 42 owner advised that the prior board on 11/28/2023 meeting gave approval to operate commercial business. Maureen S. advised that an opportunity to mitigate the resident complaints to come up with a plan and propose at the next HOA board meeting but an approval of the commercial business was not given. Lot 42 advised that they were informed on 11/28/2023 that they could operate as a business. Explanation of the meeting minutes process was given advising minutes cannot be posted on the website until the meeting minutes are approved and posted on the website. Lot 42 is adamant that they are not a kennel as that was brought up during the January 7, 2024 meeting. The issue is that the CCRs prohibit commercial dog business as it does not matter if it is a kennel or not it is a commercial business. Lot 42 presented their state business registry document. Steve H. advised that this is a commercial business and that is prohibited in the Sage Woods development per the CCRs. Lot 42 advised that it is not their dogs making the noise and other residents in attendance spoke out stating that they hear the dogs. Steve H. advised that the issues being discussed is the commercial business and the dog barking is a noise violation and a nuisance. Stuart H. advised that this needs to be tabled until the next HOA meeting and it needs to be in writing on how it is not a commercial business. Lot 42 wanted to know what was discussed during the executive session and it was advised that an executive session is not privy to all residents; it is an executive session with only the appointed HOA board members. The letter that lot 42 was not approved during the January 7, 2024 meeting as additional information was brought to light by other residents in the development about residential zoning and a commercial business. That even if the Sage Woods HOA allowed a commercial business we would not have greater authority over Deschutes County. Deschutes County needs to be contacted by the lot 42 owner. Lot 42 stated that there was no homework and that was not made clear. Holly L. questioned if it is or isn't allowed by Deschutes County isn't the core issue that it is a commercial dog business and that is clearly prohibited in the CCRs as a commercial business. Steve H. advised that Lot 42 needs to prove that it is not a commercial business. Stuart H. makes a motion that lot 42 needs to come up with clarification of commercial dog business and noise violation within 30 days to be addressed at the next HOA meeting. Dana L. seconded the motion. All Approved.
- Speeding issue - Posted speed limit is 20 mph - Speeding is still an issue. Maureen S. inquired if Ian R. had an additional speed limit sign. Stuart H. stated that he is aware of a company that can make vinyl speed limit signs that would be more affordable. Steve H. makes a motion for Stuart H. to get an estimate for additional speed limit signs and 4x4 pressure treated posts. Terri R. seconded the motion. All Approved.

### Information Items:

- New Board members needed for next term 2025 - Additional Board Members are needed for the next term 2025. 2 positions available, possibly 3 positions depending if a current board member does not continue. Stuart H. advised that with the communication sent out for the Paddock Cleanup we can also advise that there are openings.

- Short Term Rentals Email from owner - Steve H. advised that the history was the CCRs were proposed to be changed, feedback was received and CCR changes were voted on. A short term rental is defined as anything under 30 days or less.
- Sagewoods HOA email - All email access issues have been resolved.
- Next HOA Meeting set for Sunday July 28th at 3pm at Paddock Green
- Dana L. advised that First Interstate Bank has been difficult to work with and additional fees. Dana L. made a motion that we move banking to Washington Mutual. Holly L. seconded the motion. All Approved.

### **Good of the order:**

- Kathie Q. inquired if Pine Street could become dirt like the remaining section of Pine Street. Stuart H. advised that in his short time here that Pine Street residents are still part of the Sage Woods HOA development and pay dues just as everyone else does for road maintenance and it would not be fair to have various levels of road conditions. Stuart H. advised that trimming some of the trees would help give the wear and tear more even on the road and not too much on one side. Maureen S. advised that a Special Road District was looked into previously but it is very bureaucratic. Stuart H. discussed that previously residents would make complaints or contact the HOA if they felt the road needs to be redone and Sage Woods HOA has not received any feedback from Pine Street residents. Maureen S. stated that Pine Street gets missed a bunch for snow plowing and that is a time when Pine Street residents reach out to Sage Woods HOA.
- Gibson C. advised that he was residing in Sage Woods when the last surfacing was done in Sage Woods and a portion of it was split between Sage Meadows. Stuart H. discussed that it was divided by lots.
- Kathie Q. asked about Lot 58 that the new owners would be penalized for the prior owner. Stuart H. advised that the current owner has proposed that if they have a sale within 60 days that the buyer would be given a paint credit and would have to apply for a revised paint color and paint the house. If there is no sale that the current owner has to repaint the home an approved color. Kathie Q. inquired about how can Lot 58 be denied and the Lot across from her color was approved and it was similar. Kathie q. Is currently on the Architectural Committee but was not on the Architectural Committee when either paint color decision was made.
- Teddy S. inquired about burn piles on property about the distance needed from fences or buildings or the size of the fire. Stuart H. advised that Sisters Fire Department has specific burning regulations document that is available online on their website Stuart H. reiterated that residents need to only burn on their own property and not on HOA property or other residents property.

**Adjournment: 4:31pm**