

High Lostine Owners' Association (HLOA)
Minutes of the Annual Meeting of Members
August 28, 2021

The annual meeting of the members of the HLOA was called to order by President Rick Welch at the property of Ron and Terry Polk, 64443 Lostine River Road, Lostine, Oregon, at 1:10 p.m. on Saturday, August 28, 2021. The meeting was conducted in compliance with the Governor's requirements for meetings: outside, with appropriate social distancing, and wearing masks when circulating.

The quorum requirement was met with 27 people in attendance, representing 20 of 34 memberships and 24 of 38 lots. Two additional lots/memberships were represented by proxy. (See attached sign-in sheet and proxies.)

Rick began the meeting with a long list of heartfelt "thank you's". He noted how many volunteers have removed snow, managed water system problems, pulled & mailed water samples, sent bills & tracked expenses, organized weed spraying, written long-range plans (that received state accolades!), managed a website, organized fire preparedness, mailed documents, and attended long meetings to reach difficult decisions. He particularly thanked the owners who have taken time to come to this meeting and participate in decision-making.

Attendees briefly introduced themselves.

Rick explained that because of the COVID situation this meeting would be unlike previous ones. We will conduct the important vote for directors first so that people could leave if they wish. Committee chairs will not be giving oral reports. The discussion will be limited to issues brought up by the owners based on the previously distributed documents. There will not be a potluck this year; but masked people may wish to linger after the meeting for a bit.

Election of Directors to the Board

Rick explained that normally we have five directors serving staggered terms. One director has left the subdivision and resigned. The other four extended their terms when the 2020 annual membership meeting was canceled because of the pandemic. Therefore, all five positions are vacant. The membership will select the directors, whose first task will be to assign themselves staggered terms.

Rick asked existing directors Devon Drieth, Ron Polk and Fred Brockman as well as past directors Sara Smith and Gaye Behnke to share their experience as board members. All said it was an educational and worthwhile experience. They conveyed the importance of having a wide variety of people and ownership types represented on the Board in order to reach good decisions that represent their entire membership.

In the spring mailing owners were asked to nominate themselves or others to serve on the Board. Seven names have been put forward. Rick asked for additional nominations from the membership; none were offered. Ballots were distributed and tallied by Terry Polk and Kirk Ruehl. At the end of the meeting the following new directors were announced:

- Fred Brockman
- Kristin Campbell
- Devon Dreith

- Jen Olson
- Ron Polk

Questions from the membership

Secretary Report

Nancy Clarke clarified that there are seven new owners since the last membership meeting in May, 2019. This amount of turnover is unprecedented. We are very excited to be joined by:

Angie & Paul Hamilton
 Alex Regan & Andrew Plantinga
 Jerimiah Marsh & Jennifer Olson
 Shelley Stonebrook & Doug Snodgrass

Kirk & Julie Ruehl
 Kala & Terry Linville
 Lori Meyers & Rick Phetteplace

Treasurer's Report – No Questions

Notification of Board Actions After May 4, 2019 & Fire Preparedness

Members were interested in the weir that is being proposed for the stream that runs through the common lot above the reservoir. Fred Brockman explained that after visits from state and federal fire officials and the water master it seemed that building a weir to capture water in the event of a wildfire would be wise because it provides efficient water delivery in addition or instead of the river. The weir only impounds the stream when boards are installed in the structure during a wildfire, creating a two-foot-deep small pond. The small pond lets water flow through an underground pipe to a point just below the reservoir. In a wildfire ODF will bring in collapsible tanks and hoses to that point, and shuttle up small tankers and brush rigs for refilling. The Board approved the expenditure from the general budget, and work is still in the planning stage, specifically to check the integrity of the existing pipe. Work will be staged appropriately with other work from Terry Jones.

Weeds Committee

Members asked questions regarding the weed spraying that the committee organized for interested owners. Jim Dameron explained that 10 owners chose to participate, which helped get the attention of the county and the extremely busy sprayers. The heat caused delays in getting the spraying done, which was not ideal. Specific owners shared their experiences with success over time, doing their own spot spraying, pulling options, and leaving patches for butterflies. Jim reminded everyone that (a) the county will reimburse 50% of your expenses, (b) killing large patches does no good unless you reseed a strong understory, and (c) this will be a forever problem that needs attention every year. Members expressed interest in continuing the collective effort to hire a sprayer.

CC&Rs (Covenants, Conditions and Restrictions)

New members expressed some confusion about references to “text boxes” in the Companion Document. Nancy Clarke and Rick explained that these were left over from extensive work done 10 years ago to make the CC&Rs more functional for the HLOA. These have now all been formally adopted, assigned to committee, or abandoned. The newest version of the Companion Document is posted on the website. Paper copies are available today for anyone who needs them. Everyone should be very familiar with this document.

ACC (Architecture Control Committee)

Sara Smith reported that with new lots being developed and new Committee members, the Committee has revisited what does and does not need approval. In the past two years four applications have been formally reviewed. Applications are on the website.

Fuels Reduction on the Common Lot

Fred Brockman explained that the HLOA owns 35 acres on the west side of the development. The 21 acres adjoining private lots are being thinned in three phases. Unit one will be burned this winter, and unit two will be treated this fall. Owners described their experiences doing fuels reduction on their own lots and success at getting the government rebate.

River Common Lot Improvements

Multiple owners expressed interest in improving the trail to the common lot and along the river, particularly improving the steep portion with a handrail. Discussion ensued about keeping it rustic, but a work party could make it easier to find and use.

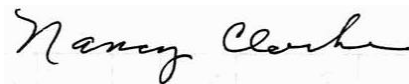
Wild Animals

Owners shared experiences with crafty bears, cougars and wolves. Everyone was reminded to keep garbage, pet food and produce secure. Techniques to keep wild animals moving on through the development to the other side were shared.

Water Committee Announcements

Fred Brockman alerted everyone that an announcement will come out tomorrow directing "No Water Use" from 8:30 to mid-afternoon on Monday. Even if you have water DON'T USE IT. Put signs or sock or towels on all plumbing to remind yourself not to use it, because of risks of contaminating the system. Also, Tamarack Lane will be closed starting at 8:30 for a short while to install a new water line.

Respectfully submitted,



Nancy Clarke, Secretary effective May 7, 2011

Attachments:

Sign in sheet & Proxies
Treasurers Report
Water Committee Reports (2)
Board Actions Since the Last Membership Meeting Summary
Companion Document
Weed Committee Report
List of Owners & Map