

High Lostine Owners' Association (HLOA)  
Minutes of the Annual Meeting of Members  
May 3, 2014

An annual meeting of the members of the HLOA was called to order by president, Malinda Schlatter, at the Presbyterian Church in Lostine, Oregon, at 9:08 a.m. on Saturday, May 3, 2014. The quorum requirement was met with 29 individuals, 25 memberships, 21 lots represented in person or by proxy. (See attached sign-in sheet and proxies.) Malinda opened the meeting by noting this is the best-attended meeting ever held, and extending a "thank you" to the many volunteers who have been carrying out the work of the association this past year.

### **Association Reports**

#### Secretary's Report

Nancy Clarke called attention to documents that were not mailed including an updated map, updated owners contact list, Weed Committee report, Treasurer's Report and Summary of Actions of the Board since the previous membership meeting. The last document includes two water system policies that were discussed at the last membership meeting and were adopted by the Board. One lot has changed ownership: Devon Dreith and Matt Walker purchased the Creggar's lot.

#### Treasurer's Report

Cheryl Oja reported balances of \$4288.61 in the general account and \$651.65 in the water account. The general account is normal; the water account is far lower than needed. Taxes are paid. She noted how much she appreciates prompt payment which saves time doing collections. Owners expressed appreciation for the greater detail in this year's report.

The bill for water assessments based on water usage will be sent to each owner in early June.

### **Committee Reports**

#### Website

Fred Brockman gave an update on [www.HighLostine.com](http://www.HighLostine.com). As a result of discussion at the 2013 annual meeting, the HLOA website now has a history section created with input from Jan Bird, Betty Simms, Bobbie Bull, Ron Polk, and Gaye Behnke. He invited owners to submit photos to replace the current ones. He reminded committee chairs that they are responsible for submitting content and keeping their information current. For the first time materials for the annual meeting were posted in advance. Minutes from this annual meeting will be posted in the fall after the board approves them.

Fred is also organizing a Lostine canyon history tour with Arnold Schaefer, whose family were early settlers. His father held land in the canyon and was a

good friend of Chief Justice William O. Douglas. The tour will be either July 12th or 19<sup>th</sup> and Fred will distribute a sign up sheet.

#### Architectural Control Committee

Ron Polk reported that the ACC has had numerous queries but only one application. It was for home improvements for himself and it was approved by the other members of the committee.

#### Weed Committee

Jim Dameron reminded owners that we have a noxious weed problem in our development that requires everyone to participate in eradication in order to avoid monocrops of noxious weeds that harm the local economy. He reported that most owners are trying, and most succeeding, at managing the problem. An informal road survey last year resulted in notice to 12 owners reminding them to stay ahead of this multi-year problem. The county will pay 50% of the cost if owners use a certified person. Keith Naughton will be spraying HLOA easements and properties soon after June 1<sup>st</sup> and owners will receive a reminder and contact information. Non-chemical options are also available.

#### Water System Managers

Bobbie Bull provided the attached written report, noting that our water quality is consistently good. The state's training program will be held May 28<sup>th</sup>, and will be attended by Mickey McClendon, Gay Behnke and Bobbie Bull. Any volunteers who wish to attend should contact Bobbie for information and registration

Bobbie thanked members of the water committee. The unique design and challenges of our system require constant work. George Oja and Roger Weishoff have been especially taxed, trekking up and changing batteries at the reservoir, and Gaye Behnke has done much of the sample collection. Dick Bull has led the policy development and system decision-making.

Bobbie also reminded members that HLOA is regulated by the state of Oregon. We will come under federal regulation when we reach either 25 full-time residents or 14 full-time connections. We are currently at 19 and 10 for full-time with an additional 16 people using water intermittently. The federal regulations will be considerably more complicated and expensive.

#### Water System Committee

Dick Bull reported that the Operations and Maintenance Manual continues to be updated. Official copies are held by committee members and the President of the association. Owners may have an informal electronic copy, though these may not be systematically updated. Half of the manual is what to do in a water system emergency. In other news, the committee is making changes in how purchases for supplies and services are made so that we can track expenditures closely.

He reminded owners that the biggest concern when you have a leak is to get it fixed. The cost for your excess water use resulting from a leak can be rebated if you take action and supply information to the committee.

Dick gave a history of rates and expenses for the water system noting that we are not collecting enough revenue to meet expenses. Work is currently underway to remedy the problem of the stream that has rerouted itself around the tank. We also have projects for next year that are urgent, including an electrical line, painting the reservoir, and meter upgrades so that meter reading doesn't require fighting ants. The committee explored multiple options and is recommending to the board that they approve the "barely safe" option of \$3.25 per 1000 gallons and a base rate of \$100. This will result in a \$2000 balance if the system has no serious malfunctions this year.

In discussion, owners requested more information about the impact of coming under federal requirements. There will be initial and ongoing costs to monitor for numerous additional contaminants. If any problem is found then remedying the problem will be complicated with likely construction costs. Federal regulation will also require a certified water system operator. Although HLOA may be eligible for some grant assistance, large special assessments will likely be required. Members requested that at the next annual meeting the committee should provide information to explore what this would mean so that we can plan adequately.

George offered to lead a visit to the reservoir this afternoon. Sara Smith noted how much property values depend on this system functioning well, and urged owners make the visit and understand their investment.

Dick reviewed the placement of fire fighting equipment in the barrels. The combination is 2011; set the number and squeeze; then turn the water on slowly. Dick will resupply the HLOA owner fire-fighting document via the website (after clarify one point.) He noted hydrants are flushed twice per year to check hoses and valves. Volunteers can use this opportunity to practice. This process will also be used to clean the culverts that are creating drainage problems. Meter reading has been organized for later this day.

Owners discussed the likelihood of a Lostine Canyon fire, and told stories of their own close calls. Members discussed the virtues of chipping vs. burning when reducing fuels on their lots, and noted some lots still have piles of brush. State guidelines for burning are available at the Oregon Department of Forestry office in Wallowa, which also grants permission to burn. The HLOA website also has some information. Owners are interested in emerging opportunities to reduce the fuel load north and south of the subdivision. The fuel reduction subsidy from the state has been made available again. Dick will organize another ODF demonstration in fire fighting this summer if there is sufficient interest. Malinda

indicated the Board will put this on their next agenda to see if more fire activities need to be pursued.

#### CC&Rs and Bylaws Revision Committee

Nancy Clarke reported that there has been no action on this issue.

#### **New Business**

Malinda Schlatter presented the list of Board of Director actions that have been taken since the May 4, 2013, annual membership meeting, attached.

#### Election to Replace Expiring Terms on the Board of Directors

Ron Polk, who was appointed one year ago to fill a vacant position, indicated his interest in serving longer. Roger Weishoff is declining to serve another term. Malinda thanked Roger for his dedicated contribution through at least three terms (nine years). Ron Polk and Jan Bird were elected unanimously to fill three-year terms on the Board of Directors.

#### Nominations for Committees/Officers from the Floor

After considerable arm twisting all committee chairs agreed to continue to serve. Gary Polk is joining the Water Committee and will administer the new services purchasing procedure. New owners are strongly encouraged to volunteer.

#### Tamarack Road Maintenance

George Oja reported that three companies were requested to submit bids for short-term and/or a long-term improvements to improve Tamarack Road, though only Jones Excavation responded. The short-term-only option would include grading, redistributing old gravel, and rerolling. The more long-term solution would additionally include digging the ditch and removing stumps, adding bands, installing culverts and re-sloping the corner. This should reduce the winter icing problems on the road. The process would make it necessary for six owners to install culverts in their own driveways at their own expense, or to drive through a significant ditch to reach their property. The Board has approved the more comprehensive solution and work will coincide with rerouting the stream around the reservoir. Affected owners will be notified.

#### Other new business to be brought before the owners

Members thanked Malinda, George, Mickey and Roger for their effort to keep the snow cleared on Tamarack Road.

Terry Polk requested additional volunteers to help with the fire hydrant/hose barrel beautification project. Sharon Weishoff and Kristin Oja will assist.

The potluck will be held this evening at Ron and Terry Polk's home at 5:30.

#### **Adjournment**

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

--ngc--

Nancy Clarke, Secretary effective May 7, 2011

**Attachments:**

Owners list and map

Treasurers report

Weed Committee Report

Water Managers Report

Water Committee Report and Fire Fighting Document

Board Actions Summary, including Water Policies