

High Lostine Owners' Association (HLOA)
Summary of Actions of the Board of Directors 8-28-21 Through 05-19-22

The following summary of official activities of the Board of Directors of the HLOA is provided for informational purposes only. It is not a substitute for the minutes, but is a simplification of the minutes to facilitate the dissemination of information to the association membership. If any member of the association would like to receive copies of minutes of the meetings a written request should be submitted to the association secretary.

Actions of the Board:

- Elected the following officers: Ron Polk, President; Nancy Clarke, Secretary; Terry Polk, Treasurer.
- Reappointed the following committee chairs: Fred Brockman, Water Committee; Sara Smith Architecture Control Committee; Jim Dameron, Weed Committee; Jerimiah Marsh Fire Preparedness Committee; Jim Dameron, Webmaster.
- Secured and filed an easement on an owner's property for the HLOA well and accompanying infrastructure.
- Set the 2021 annual general assessment at \$150.
- Permitted Wallowa Resources to do a pre-thinning assessment of the HLOA west common lot, which is part of the process for getting reimbursement for our expenses.
- Managed communication regarding penalties and interest for past-due assessments from a specific owner. Assured payment plan is being followed.
- Approved plans to contract with Terry Jones for snow removal; assigned Fred Brockman as the contact for authorizing when to plow. Authorized specific reimbursement requests from volunteers for maintenance and operations costs for snow removal equipment. Requested that volunteers recommend an hourly rate that combines fuel and maintenance.
- Developed guidelines for volunteer maintenance of the common lot trails and picnic area (See reverse side). Declined to authorize any infrastructure development in the absence of a long-term maintenance plan.
- Approved Treasures and reports and tax filings for 2021.
- Declined to pursue revising the bylaws at this time. The Companion Document approach is meeting members' needs to have all levels of governance combined in one place.
- Provided guidance to the ACC about proposing/revising regulations regarding campers.
- Set the 2022-2023 water rates at the same rate as last year: \$430 per lot fee plus \$10.50 per 1000 gallons of water used.
- Approved 2022-2023 annual water budget of \$20,261.
- Approved a separate capital expense of approximately \$16,000 for a backup power system for the water system.
- Postponed pursuit of the weir that would provide water in the event of a fire until the option of grant funding can be pursued.
- Authorized committee to pursue acquiring HLOA easements from all owners for the water system.
- Determined process for Board oversight of the 5-year update to the 30-year water system plan that is underway

River Common Lot Trail and Picnic Area Guidance for Volunteers

The unimproved nature of the lot and trail has by HLOA tradition been its primary asset. Private access to a wild and scenic river is a rare asset that many owners treasure.

For expense, liability and long-term commitment reasons, the Board is not prepared to finance or maintain any actual infrastructure on the common lot in the foreseeable future. Proposals from members that address long-term maintenance will be considered.

Interested members may do the following:

- Trimming (not removing) trail vegetation up to head height
- Removing some of the dead vegetation that is >20 feet away from the river
- Mowing around the picnic table
- Rock cairns and logs to mark the path
- Boundary flags
- Hand weed spraying and pulling

Volunteers may not do the following:

- Removing vegetation on the bank
- Cutting trees, including snags
- Digging or anything that leads to erosion
- No steps, fire rings or other infrastructure for which the Board becomes liable for maintenance.
- No improvements are appropriate on the easements on the neighboring private property.