

High Lostine Owners' Association (HLOA)
Minutes of the Annual Meeting of Members
June 29, 2024

The annual meeting of the members of the HLOA was called to order by President Devon Dreith at 1:05 p.m., June 29, 2024, at the South Fork Grange in Lostine, Oregon.

The quorum requirement was met with 23 people in attendance, representing 16 of 36 memberships and 18 of 38 lots (three lots/memberships by proxy). (See attached sign-in sheet and proxies.)

Devon began the meeting by introducing and thanking the many volunteer members who serve on the Board and committees, act as officers and keep our water system functioning. She particularly noted Bob Both who is not a member but nevertheless does a lot of snow plowing for us, and encouraged dropping some money in the hat for his expenses.

Attendees briefly introduced themselves.

Secretary's Report

Members were asked to check/correct their contact information.

Treasurer's Report

Treasurer Terry Polk directed people to the hand out for full accounting of the 2023 revenues and expenditures. She reviewed the current (April 2024) balances in all accounts and reviewed their purposes.

- We have \$9000 in the general account. The big expenses are insurance and Tamarack Road maintenance. We typically spend \$4-5000 per year and income is fixed at \$5700, which is amazingly low for a home owners association of our complexity.
- The Water Operations Account income was about \$22,000 billed and operations expenses were about \$32,000 including contributions to the reserve account. Full reporting below by the committee.
- The Water Reserve balance, which assures that our system is maintained for the next generation of owners, is \$78,000. For the first time the Board authorized investing \$50,000 in a Certificate of Deposit. Even though income is taxed at 30% and adds extra accounting complexities, this was a successful return on the funds being held.

She encouraged members to pay their bills on time.

Committee Reports

ACC (Architecture Control Committee)

Ron Polk reported for Chair Pete Morse that since the last membership meeting the committee approved applications for three houses and one shed. See report for details.

Weeds Abatement

Ron Polk reported that although the association no longer has a formal committee owners are strongly encouraged to work on managing officially-designated "noxious weeds." Cheat grass is the newest invasive in our development and is tough to get rid of once it gets established. May is the month for action. The guide developed by our committee on the website is thorough and tailored to our location. Owners can recap 50% of their expenses from the county for professional services. Call Wallowa Resources for help finding sprayers. Jim Dameron reminded owners that the best strategy to prevent weeds is to reseed disturbed soil with native plants.

Water System Liaison

Ron Polk distributed a report on the quarterly samples that we submit for e coli and sporadic coliforms. Three weeks ago we were positive for coliforms so tests had to be repeated at houses and at the well head. Repeat tests were negative, and only cost money and time.

Water Committee

Fred Brockman provided highlights from the financial report that was mailed to everyone.

- Building the reserve account is important because we have three large risks for big expenses on the horizon. Owners are encouraged to read about these in the reports on the website.
- The balance carryover for the water year (May-April) is about \$15,000 and the emergency reserve cushion has \$10,000. The committee has not yet spent all the approved project funds and will complete the work this year.
- Fred especially thanked Treasurer Terry Polk for her time and attention. Invoices, billing and accounting gets very complicated for water issues.
- Assessments for the coming year will continue without change: \$430 per lot and \$10.50 per 1000 gallons used. Rates have been stable for several years, and we are on target for long term stability.

Fred reminded everyone:

- Water for gardening, car washing, hot-tub filling, etc. should be done during the daylight hours and not at night.
- It is very important to address a private suspected leak promptly; delay can really create hardship for neighbors.
- Pay attention to the issues in the brochure (copies available and on website)

A very important NEW issue for owners to consider is that **water in the event of a fire is strictly managed** so that everybody has at least some water for a few hours. The association will shut off water for anyone who does not cooperate. The new policy is summarized in the important yellow handout.

Installing sprinklers is entirely up to the owners. Only specific low volume heads are allowed. Gary Willis can provide information about how to best place heads for the 1-2 gallons per minute in a circle pattern. He is also personally coordinating private purchases for interested owners. Using non-system water is not limited; owners can fill their own 500 gallon tanks for free once per year. People are exploring other options, such as French drains, for making water available in the event of a fire.

Firewise Liaison Report

Jeremiah Marsh reported that responsibility for the Firewise program for the whole Lostine Canyon had transferred to Ron Polk and Gary Willis. Fire season has started and restrictions are in effect. It has been a wet spring which is good for early vegetation, but will add fuel load. Firewise has moved from Mike Eng as chair to Ron Polk and Gary Willis. As a community we are doing well in being better prepared for a serious fire. Information and reports were distributed, and Jeremiah reiterated reasons to participate.

Mid-July will be the next meeting with officials from Wallowa Resources to discuss topics such as chippers. The fire engine is currently at the Eng's. Money for thinning reimbursement is still available.

Website (HighLostine.com)

Jim Dameron reported that all of today's meeting documents that were available are posted. The site is functioning much like a file cabinet for a lot of complex documents. This is the place to go for the latest information on policies and procedures. Input, especially photos, is welcomed.

New Business

Guest Presentation: Draft Proposal for Lostine HLOA Common Lot Forest Treatment Plan

Jeremiah introduced Joseph Gobel from Oregon Dept of Forestry who gave a presentation regarding how the Lostine Canyon fits into overall planning for fire prevention. He noted the seriousness of the problem: four times recently fire has threatened communities in our county. He described different types of treatment (mechanical vs prescribed burn vs human treatments). A lot of federal money is becoming available to restore a healthy forest and reduce fire risk. He described the various roles of federal, state, and local agencies and the recent changes to improve coordination.

The HLOA common lot on the west perimeter has been treated once. Options for possible additional treatment are being discussed (see Draft Proposal). We are part of a bigger planning process for private land owner engagement. Our participation is more complicated than most. Challenges include difficult accessibility, collective decision-making, aesthetics and environmental issues. We have wilderness on 3 sides, which prohibits mechanical treatment. The appropriate treatment will define specific zones running north-south along contour lines stepping west up the slope, and the zones will likely involve crossing the lot lines of the seven owners on the west side.

In discussion, owners strongly recommended that the experts help lay people by picking some places that represent the different zones, both at the time of treatment and a few years later, so we know what is being proposed. Comparisons to the Lostine Safety Corridor project will be helpful so that we can see how the treated zones look.

If approved by the Board work could begin in winter 2025. The Board has asked for more clarification regarding restoration and weed treatment, financial administration to pay contractors directly, a detailed budget and cost proposal, and specific contract language. The Board has directed the committee to get the affected property owners engaged early in the proposal development.

Notification of Board Actions After May 6, 2023

In lieu of many pages of minutes the Board supplies the bulleted list of actions to the members. The biggest issue this year was already discussed in the water committee report regarding limiting water in the event of a fire. There were no additional questions from the floor.

Election of Director to the Board

Jennifer Olson's term is expiring. Both Terry Polk and Joel Roth nominated her for another term. She was elected unanimously by voice vote.

The members gave a round of applause for the whole board, thanking them for their work.

Other New Business, Updates and Questions

One owner asked for information about the possibility of withdrawing from the HLOA since she has no plans to build and does not currently use services. Devon explained that membership is part of her lot deed and is not optional. She is encouraged to meet with board members after adjournment to resolved issues.

Pot Luck at the Polk's riverside deck today at 5:30. Bring your own drinks and a dish to share.

Adjournment: 3:30

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alex Regan', with a stylized flourish at the end.

Alex Regan, Secretary effective June 29, 2024

Attachments:

Sign in sheet & Proxies
Treasurers Report 2023
Architectural Control Committee Report
Water Committee Report
Policy Summary: Water Limitations for Sprinklers in a Wildfire
Draft Proposal: Lostine HLOA Common Lot Forest Treatment Plan
Board Actions Summary 5-06-23 to 6-29-24, including full policy regarding sprinklers in a wildfire
List of Owners & Map