

**Minutes of the
High Lostine Owners' Association Annual Meeting of Owners
May 6, 2023, South Fork Grange, 317 Rosewell Street, Lostine, Oregon**

Meeting called to order at 1:10pm.

INTRODUCTIONS

Roll call and introductions - Ron Polk, President

- 17 lots represented (45%) – Quorum achieved.
- Ron shouted out Bob Booth for plowing Tamarack Rd again during the winter of 2022/23 and requested donations for a gift.

ASSOCIATION OFFICERS REPORTS

Secretary's Report - Kirsten Campbell

- There has been one lot sold since the last membership meeting (Lloyd to Craig/Shane). There was one change to the companion document to be discussed by Ron Polk as part of the ACC report. No changes to the bylaws.
- Referred members to the Summary of Board Actions handout.

Treasurer's Report – Kirsten Campbell for Terry Polk who was absent

- Financial summaries for 2022 and YTD were given out as handouts.
- Roughly 2K more was spent than was received as revenue into the general account in 2022, but this was an anomaly because a large portion of expenditure was lawyers' fees for the water system easement project and fuel reduction work in the western common lot. These expenses were not explicitly listed in the summary (were lumped into categories), and this was questioned by Kirk Ruehl. Kirk was encouraged to contact Terry to get a more detailed account summary. There is still quite a bit of cushion in the account, but margins are too thin to sustain repeat years of overspending. The board is keeping an eye on this.
- Gave a brief history of what led to a recent investment of \$50,000 of Water Reserve Account money in a 12-month CD and referred members to the Q&A sheet handout. Members were told to email Ron/Terry/Kirsten with any questions.

COMMITTEE REPORTS

Architectural Control Committee – Ron Polk for Sara Smith

- Ron summarized a new policy regarding ancillary and temporary structures that has been added to the companion document, and the boards' justification for approving it. (Policy details included in the Summary of Board Actions handout).

Weed Committee - Ron Polk

- Weed committee has been retired for the time being and owners will be responsible for arranging their own weed control.

- Ron gave some information about various resources that are available to owners, such as herbicide, spray equipment and financial reimbursement, and referred members to relevant handouts (county booklet, Jim Dameron's weed guide, county funding and resources for spraying).

Fire Committee Report - Jeremiah Marsh

- HLOA was recognized by agencies during the 2022 fire for the quality of fuel reduction work.
- Jeremiah's focus is working with members to create a uniform fire-resistant landscape with healthy large trees. Home hardening and creation of defensive space are the most effective ways to reduce risk. Sprinklers are a backup.
- Fire committee is working closely with Mike Eng to coordinate work and learn from other Firewise communities. Firewise roundup meeting to be held at Ron's house on June 11th. This will include a tour of the neighborhood so folks can view fire hardening methods.
- Discussed funding opportunities and ideas for improving/managing western common lot for better fire resistance and member recreation.
- Jeremiah is working with the water committee to ensure reservoir water is used responsibly during fires.
- Ended with presentation on fire adaptive forest management (see handout).
- Ron Polk reiterated some of the things that will be discussed at the Firewise roundup and added that Karla Martinez will be there to talk about insurance issues.

Water System Liaison Report - Ron Polk

- Water sampling update. No issues since last meeting. Ron told members that he is happy to come take samples for their homes.

Water System Committee Report - Fred Brockman

- Fred gave out several detailed handouts, including the five-year supplement to the 30-year water plan, and asked members to direct any questions that they may have to him once they have read the material.
- Briefly discussed proposed changes to wildfire sprinkler use policies in the companion document. Emphasized that although new policies have not been finalized, it is **strongly** recommended that members follow them as the water system does not have the capacity to support overzealous sprinkler use. Described the specific type of sprinkler that is required (HLOA has a few on hand and can order more).
- Used capital reserve funds for the first time in 2022 for the well backup power system.
- Wier project is still waiting for funding. Kirk Ruehl asked how long the wait is likely to be. Fred explained that if grant money does not become available soon, the board may decide to fund it because the risk outweighs the cost.

NEW BUSINESS

Elections (to replace expiring terms on the board of directors)

- There were no nominations from the floor.
- Member votes were unanimous. Devon Dreith, Ron Polk, Alex Regan and Joel Roth were elected to

the board.

Fuel Reduction Project update – Fred Brockman

- No firm plans at this time, but there is potential to create a walking trail in conjunction with future fuel reduction work.

Feeding wildlife and bear safety – Ron Polk

- Ron provided two educational handouts about living with bears. Some members have been feeding wildlife which has attracted bears. Ron emphasized that problem bears will be euthanized by ODFW.
- Shelley Stonebrook questioned why the HLOA couldn't draft formal rules. Devon Dreith explained that the board had discussed this issue in the past but decided it would be impractical due to the difficulty of enforcement. Carrot rather than stick. Shelley suggested that bear wise info be proactively given to members – mailed or emailed annually. Devon suggested a handout could be sent out with the water bill.

Potluck dinner plans

- ❖ 5pm on the Polk's lower deck.

Meeting adjourned at 3:49pm.

Respectfully submitted,

By: _____  _____

Kirsten Campbell, Secretary, effective 10-29-2022