

## **HON HOA Board Meeting Minutes for January 3, 2025**

**(Approved January 14, 2025. David Richardson recused, Steve Baumgarte approved absent, Theresa-yes, Ladene-yes, Cindy-yes)**

### **Meeting Called to order by David Richardson, President: 4:00pm**

#### **Attendance:**

David Richardson, President

Ladene Culp, Secretary

Cindy VanLeuven, Treasurer

Theresa Springer, Director

Steve Baumgarte, Director

Mike/Kathi Landers, Doug Millican, Dana Buckley, Carol Hoke, Theresa San Augustine, Kathy Marshack, Jeanene Lopez, Jon Barnard, Lloyd Vanroekel, Marylee King, Kim Anderson, Steve Davis, John Metschan, Jeremy Newman—it should be noted that several people came and went during this meeting.

#### **Quorum Achieved**

#### **New Business:**

***Motion to approve minutes from the December 04, 2024 Board Meeting as read, made and seconded:***

***All in Favor.***

#### **Treasurer's Report:**

A financial report for the HOA was presented and explained. This report is available to all members. The Board is hoping for no special assessments to be necessary until time for the road to be resealed. Oregon's Finest Gardeners has agreed to two yard debris pickups in their quoted costs. Funds are tight with little going into our reserves or legal funds. Discussion was had that there could be a minimal statement Treasurer's report at each Board meeting.

#### **DRC approval Lot 27:**

Lot 27 sought approval on two projects, the addition of a heat pump, maintenance and an addition to existing deck with stairs to be added allowing egress from the deck to the yard. The DRC reviewed and approved the projects and submitted them for Board approval. The Board discussed the formalities of the project.

***Motion to approve both projects for Lot 27 made and seconded:***

***All in Favor.***

**Pet Waste Bag Purchase:**

Discussion was had on the affordability of this product because the HON HOA is running a very tight budget due to lack of increase in assessments vs large increase in general operating expenses like insurance and landscaping. It was mentioned that the bags do get used by both members and visitors and it's probably better to have them available than the alternative. Dana Buckley has been volunteering her time to keep these stocked.

***Motion for Dana Buckley, member, and Cindy V, Treasurer, to get together to order this product, with a cost not to exceed \$120.00.***

***All in favor.***

**Member Complaint, via email letter, Lot 10:**

David Richardson, President, recused himself for this issue as he is personally named in the complaint email. He was in no way involved with the following business. Chair moves to the Secretary, Ladene Culp, as there is no HON HOA Vice President. Ladene requested and was given permission by the remaining Board Members to chair this item. The Board has very specific duties per our governing documents and therefore has concluded that only complaints on the official complaint form provided all members via the HON HOA website to be Board Meeting business. That said, the Board has found that the items included in the email are not Board responsibility as the Board is not involved with neighbor-to-neighbor issues. Due to many members receiving the email by Lot 10, there were some statements the Board wished to make. These statements were moved to the Board Member items of the agenda.

**Board Member Items:**

**Steve Notes:**

The water district tests water from the reservoir regularly and contaminants are below thresholds. It should be noted that there are always contaminants in runoff water from a variety of sources, including wildlife.

**Cindy Notes:**

Through her AI search, Cindy found that the transparency of HOA Boards in Oregon should be open and honest and include the following characteristics:

Clear communication of board work through the minutes of meetings

Open Meetings Members can attend or view.

Access to Records for Members

Advance notice to keep Members informed of Meeting times

Accountability of the Board explaining their decisions

Cindy found these to all be acceptable in our community and our current Board.

**Ladene Notes:** There was a name change from Jones to Hoke in the minutes for the August Member's meeting. That has been changed and noted on the minutes stored on the HON HOA website.

Due to questions and emails within the community, she wished to add to the record the Secretaries duties, which include all HON HOA mailings and upkeep of the Member List. In general, all emails and paper mailings will go through the Secretary unless there is an absence. Also, to set the record straight that she was not asked to join the Board but volunteered for the open position to assist in keeping the Board at full membership when no one else volunteered.

**Theresa Notes:** Neighbor to Neighbor interactions are not Board responsibilities. The Board works for and with the Members and in general operations based on our governing documents. The Board should not step outside those requirements.

The BOI Fin reporting for the HON HOA has been, with the help of Member David Tran, a CPA, to be unnecessary for our Board. There are still ongoing court cases around this law but no matter the final ruling, we do not qualify for required reporting.

**David/Cindy Notes:** Based on Lot 53 request for accommodation, David and Cindy met with the HON HOA attorney Jeremy James. The Board would like to reiterate that the board is doing all *reasonable* accommodation to include:

Closed captions are running and have been.

No cellphone numbers of Board Members will be sent out to the community, instead, the main HON HOA email account will be monitored in case a member has difficulty logging into the meeting or has fixable problems during the meeting.

The chatline in the meeting will not be open. Email instead.

There will be and there is no requirement for one-on-one meetings between Members and the Board. Email will be used.

There will be no question-and-answer session after meetings. Email instead.

Jeremy reminded us that if same topics continue to be brought up and must be revisited any and all costs that arise can be assessed to the Member.

Cindy agreed that she heard the same information from the attorney. The Board should keep all interactions at the same level and not one on one.

Theresa added the reminder that the complaint form should be used for formal complaints.

**Old Business:**

**Donations to the HON HOA:** Theresa reminded us that we are a non-profit and therefore do not have income. We are allowed to take donations and any of \$250 can ask for a receipt for tax write-off. The money goes into our general fund and has no tax implications for us. Any donations in recent years have been much less than \$250 and with full knowledge of the person donating the funds.

**2024 Annual Assessment balancing outage:** There was no missing check. The number of lots being counted was at 62 and there are currently 61 lots, with numbering to 62 as two lots were combined into one in the past at the county level. At 61 lots, all payments are accounted for in the year 2024. Theresa suggested that we have the correct number officially recorded.

**Next meeting:** TBA

Meeting closed at 4:50pm

Minutes provided by Ladene Culp, HON HOA Board Secretary.