

Starwood Association Board of Directors Meeting
Tuesday, February 20, 2018
Swalley Irrigation District Conference Room – Tumalo, OR

Directors Present: Steve Mulkey, Laura Thompson-Ball, Robert Curzon, Anna Phelps, Aaron Loukonen, Mike Kentley, Bob Townes. Absent: None.

Meeting called to order at 7:04 PM

President Steve Mulkey: Full agenda items and explained content to start the meeting. Reviewed meeting agenda, then motion and unanimous approval to move forward with agenda.

Vice President Laura Thompson-Ball: Summarized January 22, 2018 Special Meeting minutes in entirety. Minutes approved as read.

Presentations

7:11 - 7:15pm: Ani Kasch with Environmental Center which is a non-profit for environmental education. Promotion of LED program which is paid for by Pacific Power includes 16 free LED lightbulbs: save money, no chemical in the lightbulbs, long life span and energy efficient. She is leaving cards and this can be added to the Starwood website. Several members in attendance had utilized this program already with positive feedback.

Association Manager's Report

7:15 - 7:17pm: Marsha Anderson present to represent Jim who is currently ill. Had emailed us to alert us of this today. Manager would typically represent financials but those are not present. Aaron Loukonen is currently the treasurer and will coordinate with Jim to have access to banking account but has already written checks.

Committee Reports

7:18 - 7:27pm: Architectural Review- 4 approvals thus far (roof repair, shed going in, tree out and second roof repair). Discussion around there being currently 4 members on the committee but with 2 leads and discussion around board and the committees. Recommendations made around titling to ensure appropriate approvals per the CCR's. Steve commented that the approvals for the ARC require 2 people agreeing and not needing a quorum and that there will now be 4 members. Discussion around not putting someone as a "chairman" of this committee as this delineates "owning the board." Formatting for approvals and denials was a recommendation from the board

so there is standardization and consistency amongst presentations when owners bring forward questions around ruling.

7:28 - 7:41pm: Common Area & Facilities - Attempt to form a committee so that there is appropriate management of the common space. Robert Curzon has agreed to lead this team (and comments below from Robert) on the committee and will be in charge of managing and oversight. Robert reviewed they have spoken with the farmer (Chris Arsenault) and the requirements for the 5 year "beneficial use review". Farmer Chris is going to take on the 14 acres to include cleaning out the irrigation, testing lines and getting water running. Chris will be responsible for the repairs of anything needed to ensure he can run this field. Because of his expenses to the tune of \$17,000 on this field already with no revenue as of yet he would like a commitment to the community. We will put in place a lease contract (proposal of 5 years) as well as a insurance binder. Will need to speak with Carl from Swalley to figure out exact water situation and what Chris can use (Carl contacted already).

Fencing down near the trailer park and oil spills and container, trucks parked, fire 10-15 feet from the RV storage area. Recommendation for fencing to secure this area.

Eastern border (map shown area where Starwood is owned) and spoke about .43 acres we have "loaned" to Valeview and the gate. Discussion of approval from board to install barbed wire fence (approximately \$1300) to ensure land is secured to and not taken over. Discussion of barbed wire vs. boulders so fence isn't cut.

Brief discussion around losing great deal of water in the pond and would lining be a consideration. Quote 12 years ago was \$25,000, this was tabled at this meeting for further review.

7:41 - 7:43pm: Security and Safety - Was brought up at the annual meeting and Steve mentioned a member of the board should be a member as well. Laura has volunteered to join Irene Smith. Flier was originally distributed to gain insight from the community.

7:43 - 7:45pm: Communications - Steve recommended the communications committee to include website, communication to neighborhood, sign in the neighborhood. Aaron has volunteered and Steve has volunteered to be the liaison. Jeannie Malbon will continue to do much of the work. Kami Henry has been doing the website (Steve will touch base to see if she would like to continue).

7:45 - 7:48pm: RV Storage – Anna Phelps will be liaison but Jeannie and Harry Cardwell will continue to report and manage. Currently 83 sites rented out of 111 spaces (77% rented). No

spaces vacated in the last 70 days. Several sizes available and no one on a waiting list. Harry will get to repairs which include light post and painting lines by Spring Break. Stickers being made to keep in RV's so they remember which spot they have rented.

7:49 - 7:52pm: Discussion around Pavilion to put grommets. Reserve funds under \$500 don't need to be approved by board if in the budget so this was approved.

Open Forum

7:52pm - 8:03pm

Jill Duncan - "How can we ensure farmer Chris will not use toxic chemicals" Response from Robert is he will discuss with Farmer Chris.

Discussion from community that there are people in Starwood who are familiar with native grass and wild flower repopulation.

County noxious weed discussion.

Daniel Sowerby email around encroachment - Laura put this out to discussion, review of drop box and discussion as agenda item for future meetings as cannot be solved in 30 minutes.

Agenda Items

8:10pm

Steve - Email will not be used to communicate generally amongst the board but rather will use drop box for communication.

March 3rd - Refresher for board (Steve and Anna unable to attend due to travel)

Approval of board members to all of the committee's as liaison's - approval and second and unanimous.

Encroachment Communication - Some have self-identified (14?) and recommendation made that more work needs to be done to figure out next steps.

Discussion around how we best move forward given the legal notices that have gone out.

Scott Kirksey (former Starwood President) commented about access easements and landscaping easements.

Laura commented around Article 1 with encroachment and then discussion around streets vs common area.

Bob Townes noted he spoke with a surveyor who was the original surveyor in 1982 who will help the home owner find pins and punch holes for markers. If he just has to re-stake or find pins the cost should be approximately \$300. These will not be "legal" but will be accurate.

Discussion from Robert around 10 to 15 foot easement behind field perimeter and availability to walk the perimeter and figure out where there needs to be repairs. This is an open opportunity to walk the entire fence line as a community given that has been a report of verbal assault to homeowner when walking this line. This goes back to the map Steve brought.

Auxiliary Dwelling Units – ARC members, Deb Coss and Nick Jeffries, stated that Article 6 Section 3 outlines that the home needs to be a certain size with 1400 sq foot home size. Scott Kirksey has spoken with the county and state law also forbids the building of an auxiliary unit. Special use permit only around medical necessity.

GENERAL RECOMMENDATION - Communication around findings from committees will then get reported to the board and the board communicates so that there is no personal liability.

Fencing Language and roofing - Language can be updated by the board. Discussion will continue around metal roofs, fencing and signs and what makes best sense for the community around CCR's.

Mailbox Replacement Project - Communication around new mailboxes and quote varies between \$13,000 and \$15,000 this is with 8 pedestals with a new concrete slab. This will require new concrete and some new boxes to include larger boxes. Bob Townes to oversee this project.

Noxious weed and farming - Already discussed

Renter Document – Jim Anderson has presented document in the drop box for everyone to look at which also refers to short term renters. This will be an ongoing discussion with the general feeling that our lawyers were overly aggressive in the verbiage. Timeline needs to be put on this that there is a recommendation. From this timeframe there will be a 30-day timeframe until a committee will be formed as led by Steve.

Discussion around property on South Loop - Conversation around foreclosure.

Basketball hoops - There was some language in the handbook (no longer there) which does not have any regulatory jurisdiction nor is there anything around the CCR's. No notes so no letter needed to be sent. Behavior issue not rule infringement.

Chickens - Conversation around ruling and Scott discussed ruling around 2010 and that they were not "household pets" so the ruling was the board that they were not household pets and could also potentially be a nuisance to neighbors. The ruling was made based on that. Robert shared the overlay around farm use, no limitation on farm animals.

Discussion around bringing the decision to the community so that there is a decision made by the community with amendment in CCR's or not?

9:33pm: Meeting adjourned.