

Starwood Board of Directors

Monthly Meeting

September 9, 2022

1. Roll Call: Board members Jim Porter president, Tina Galloway vice president, Deb Garley treasurer, Cheryl Pierce secretary and Geri Wildenberg member at large all present.

2. Adoption and approval of minutes: **Geri made a motion to approve August meeting minutes, Tina seconded the motion. All board members voted in favor of the motion.**

3. President's report: Jim reports that there was a fire map that was put out in Deschutes County that was retracted. It will eventually be put back out and it appears that the area south of South place loop will be in extreme fire danger according to the map. Jim attended a meeting in Tumalo. The community of Tumalo is a non-incorporated community. At the Tumalo community meeting they are discussing sewer systems (they currently don't have a system for the whole area) infrastructure, traffic, and economic development. The Hunnell road project is set to begin in October, the project should be completed the end of 2023. Road construction on a roundabout on Old Bend Redmond Hwy and Hwy 20 should start in mid-October. Jim also reports that the fence encroachment at 20845 Dione way will be moving their fence in the next 30 days.

4. Vice Presidents report: Tina has nothing to report.

5. Treasurers report: Deb does not have a financial report. She has been working on an accounts receivable policy. Our cash flow is being affected by people not paying their dues on time. Deb is also reviewing our insurance policy to move to a company that specializes in HOA policies.

6. Secretary report: Cheryl has nothing to report.

7. Member at large: Geri has nothing to report.

8. Committee reports:

a. RV coral: the RV coral is full and there is still a waiting list.

b. Landscape report: Scott will be working on Firewise again this fall.

c. ARC report: nothing significant to report.

d. Safety committee: nothing to report.

e. Firewise Committee update: Geri reports that the previous contacts in Firewise have left their Firewise position. Geri is in contact with Ross Huffman. Firewise assessments need to be updated every five years, the last one was done in 2017. Ross is recommending getting a group of 8 people that are willing to participate. Community member Ish and Charles are interested in being on the Firewise committee.

9. Old Business:

a. Fields and common ground: Tina reports that Thompson irrigation has 99% of our supplies.

b. Wild Fuel reduction: Jim already reported that Scott will be working on this project again this fall.

10. New Business:

a. Late fee policy: Deb is working on putting together a late fee policy. People are back to not paying their account on time and it is affecting our cash flow.

b. Lawns and landscaping upkeep on members lots: Jim reports that CMI will be contacting some members about the condition of their yards. Jim is in the process of getting CMI access to ARC approvals so they can be more effective. This will allow CMI to issue fines to members that have been warned twice or if members have failed to respond to CMI.

c. Roof: Jim discussed new and improved appearance of metal roof material. Jim presented photo examples of metal roofing materials. **Jim made a motion to have ARC make a policy to accept certain types of color and designs. Deb seconded the motion. All board members voted in favor of the motion.**

d. Food drive: Cheryl discussed having a neighborhood food drive. Starwood neighborhood hosted a food drive in 2021 and it was a real success. Cheryl will get ahold of Dean and Lindsey and plan a date sometime before Thanksgiving.

e. Re-establishing 4-h shared space: Tina discussed a program that has previously existed in Starwood approximately 10 years ago where 4-h and FFA participants used common ground in Starwood for their project animals. This space would be comparable to the dog park. Area that is proposed is a section of the east/east field that is currently not being used for farming. This area already has irrigation designation.

This area is far enough away from Tumalo road and houses in Starwood. Participating members will be responsible for the cost and maintenance. This area would be fenced with a version of metal fencing appropriate for the species and a perimeter fence for security. Water tanks would be used, and irrigation water could be used when there is water in the canal. There currently is a road that travels along the south end of the east road that will be used to access the area. Families that participate will take on the cost of the set up. This area will not affect trails that are already in place. One goal would be to minimize impact. The area needed to accommodate this project could change from year to year. One to two acres but possibly up to 5 acres. **Tina makes a proposal to reestablish a shared space for FFA and 4-h no larger than 2 acres (without further approval from the board if the space needs to expand). This area will be facilitated with liability contracts. Cheryl seconded the motion. All board members voted in favor of the proposal.**

11. Encroachment proposal for 64707 Alcor Place: An encroachment policy for this property was drafted. Jim read the policy:

1. Starwood Association direct their legal counsel to enter into a documented agreement with the owner of 64707 Alcor Place to include, but not limited to:
 1. Starwood placing a fence, on the present southern property line of 64707 Alcor Place as reflected in the Deschutes County property records. This fence would be installed from the southwest corner of 64707 Alcor to the southeast corner of 64707 Alcor.
 2. Starwood Association would install a gate on the west and east ends of the above-described fence line. These gates

would restrict access to this section of common ground to official use of the Association or emergency responders.

3. The present owner of 64707 Alcor Place would in this document agree that prior to any transfer of said property at 64707 Alcor Place, relinquishing any claims to the section of property lying between 64707 Alcor Place and the south boundary fence for Starwood Association common ground.
4. This documented agreement would be recorded with the Deschutes County Clerk in a manner legal manner incumbering the property at 64707 Alcor Place.

Jim made a motion to approve this policy. Geri seconded the motion. All board members voted in favor of the motion and policy.

12. ARC appeal from resident of 20750 requesting a waiver for outside security lights. Neighbors have complained that the light on the east side of the house comes on and off and is a nuisance to the neighbor. Jim read section 7 and 10 of the ARC policy regarding lights. The appeal is denied based on existing ARC policy. Discussed that the owner needs to get with ARC to have other lighting put in place.

13. Open to the floor: Community members expressed concern about lighting at other houses. Members are advised to contact CMI regarding this. There also was a question about why all properties have common land behind their houses.

14. Motion to close: **Cheryl made a motion to close the meeting. Jim seconded the motion. All board members voted in favor of the motion.**