**Starwood Annual Homeowners**

**Meeting Minutes**

**January 12, 2023**

1. Roll Call: Jim Porter, Deb Garley, Cheryl Pierce and Geri Wildenberg were all present at the meeting. Tina Galloway is absent. Community members present, Mike & Ann Wagner, Deb & Barry Garley, Steve & Janine Toomey, Ann & John Lund, Irene Smith, Chris Henderson, Teresa Schrader, Carol Klemen, Sharon & Greg Small, Yvonne Johnson, Susan Whitney Kurtz, John Haller, Steven Schienberg, Tina Kjesbo, Bruce Kjesbo, Harry Cardwell, Dan Pedersen, Rod Page, Lindsey Grover, Kami Henry, Cheryl Pierce, Geri Wildenberg, Rob & Jeannie Malbon, Jim Porter, Aaron Kotzin and Bob Wilkenson.

2. Election Committee & CMI

Julien from CMI was not present at the beginning of the meeting. **Jim made a motion to move the election results to the end of the meeting. Deb seconded the motion and all present board members voted in favor.**

3. Treasurers Report:

Deb read the treasurer’s report. Report will be posted to the web site.

4. Delinquent Payments and Collections Policy:

Cash flow is low due to overdue accounts. Accounts are not paid up from the previous billing quarters. It is recommended to have a $25/month fee for payment not received within 30 days of the invoice, and a 1% interest monthly, collections will happen within 15 days if not paid. Bills are sent out January 1, April 1, July 1, and October 1. This policy needs to be reviewed and signed off by the attorney. A community member asked how big of a problem this is. It was discussed that it is big enough we did not have enough money to make our reserve payment. This is a reoccurring problem with less than 2% of the population. Deb also discussed an auto pay system through Wells Fargo is very expensive and complicated.

Open to the floor for:

A member asked about the structure being built in the northeast section of the common land. Cheryl answered the question that it is part of the 4-h/FFA land share program that has existed in the neighborhood for decades. The area on the east/east field was approved by the board to use for the 4-h projects, where previously the area that is now the dog park was used.

A member asked about having meetings in person. Community members emphasize that they would prefer in-person meetings. It was discussed several months ago in a board meeting. It is easier for some members to have in-person meetings, but it is also complicated for other board members. A suggestion was made to have in person board meetings once a quarter. The board will discuss this and make this a consideration.

5. Old business:

a. Wildfire fuel reduction:

The North side has been a priority based on the wind. The wildfire fuel reduction is based on a matrix developed by FEMA and Deschutes County. From a legal standpoint we cannot avoid participating in Firewise program due to the south end of Starwood being an extreme risk category. It was discussed and recommended for homeowners to be mindful of their own properties. The Firewise committee is working on a grant to off set some of the costs. Geri has been working on paperwork to have Starwood Firewise certified. Geri discussed the importance of households documenting the number of hours spent removing fire risk materials. A member asked about trees that can be planted to replace junipers that have a low fire risk. A board member advised that there is a pamphlet and information at the Deschutes county extension office.

b. Perimeter fencing:

The west and east side fences have been realigned. The east property line runs halfway through Vale view road. This re alignment is not on the property line but it is close so as to not cause the fence to be in the middle of the road. The old fence still needs to be removed. There is a member that wants to volunteer to help with this project. A member also mentions there is an organization that supplies firewood to people in need in Central Oregon that will come and pick up firewood. She will contact Jim with the information.

c. Hunnell Road Project Update:

The Hunnell road expansion project is set to start March 10, 2023, and due to be completed July 2023. The portion of Starwood that is affected is the area west of the RV coral. The state originally offered us $550, Jim negotiated with them, and the ending bid was $4000. We need to get a bid to have the fence replaced but we will wait till the road project is completed.

Jim also discussed that the owner of the trailer park adjacent to the RV coral will not engage in a conversation about fixing the fence between Starwood that the trailer park property. Jim also briefly discussed some meetings he attended in Tumalo regarding their sewer project.

d. Front Fields:

Jim reported that after 28 months we now have all the parts that we need for the irrigation on the front fields.

2. Election Committee & CMI

a. Affirm a quorum has been reached.

61 Ballots

34% of ballots returned.

60 votes for Jim Porter for position 1

60 votes for Deb Garley for position 2

59 votes for Tina Galloway for position 3

66 votes approving the position for the IRS

There is a confirmed quorum.

6. New Business

The RV coral was discussed. Members are using the spots for things other than the intended purposes according to the policy. It is recommended for a committee to be formed to look at the existing policy and any changes that might need to be made. There are building materials, business items, plant boxes, pallets and firewood which is not the purpose of the RV coral. Juilien also considers notices regarding this as part of his contract, and we should utilize his service to get some of these issues sorted out.

7. General discussion on board goals for 2023

Jim will continue to work with Scott on the Firewise fire fuel reduction. He also is going to get an updated e-mail directory.

Cheryl is going to organize a bike safety event in Starwood, hold a food drive in the fall, help the ARC committee get ARC approvals posted to a site that CMI can also utilize and help plan any in person meetings in 2023.

Geri will continue working on the Firewise committee to get a main educational event planned and cheat grass spraying.

Deb plans to work on Starwood insurance policy to assure our coverage for computer safety, banking and contractors running equipment in the neighborhood.

8. Open the floor to the attendees:

Residents asked amongst the group if Firewise program is going to guarantee our personal insurance policies won’t be cancelled. The board indicates we don’t know if insurance policies would be allowed to cancel policies when the states fire risk map is re-released.

Resident asked other members to not engage with solicitors.

9. Move to close the business meeting:

**Geri made a motion to close the meeting. Deb seconded the motion. All board members present voted in favor of the motion.**

Following the closure of the meeting the meeting was reopened for the selection of principle officers of the board for 2023.

Jim, Geri, Deb, and Cheryl were all present and several community members.

**Jim made a motion for Tina to hold the position of vice president. Cheryl seconded the motion. All present board members voted in favor of the motion.**

**Geri made a motion for Jim to hold the position of president. Deb seconded the motion. All present board members voted in favor of the motion.**

**Jim made a motion for Deb to hold the position of treasurer. Geri seconded the motion. All present board members voted in favor of the motion.**

**Jim made a motion for Cheryl to hold the position of secretary. Geri seconded the motion. All present board members voted in favor of the motion.**

**Cheryl made a motion for Geri to hold the position of member at large. Jim seconded the motion. All present board members voted in favor of the motion.**