

Wild River Owners Association

Board of Directors Meeting

Wednesday, June 5, 2024 4pm via Zoom

Ray Judah called the meeting to order. Neal, Lori, Phil and Mike were present as well as Terri from OnCall.

Owners were asked to hold questions and comments until Open Forum and to keep them to no more than 3 minutes.

The Board approved the agenda as published.

There was no response to Ray's invitation for new owners to introduce themselves.

Lori made a motion to approve the 5-15-24 Board Meeting Minutes and the 5-30-24 Special Board Meeting Minutes as published. Neal 2nd. Motion passed.

President's Report

Ray reported that alternative options for Common Area Clean Up have arisen which could have significant impact on the 2024/2025 budget adopted on May 30, 2024. He presented as New Business:

- Ken Kennedy, the Firewise Committee Chair, recommended that this year only two common areas be focused on rather than the \$50,000 for all Common Areas for ladder fuels, limbing, thinning etc and duff reduction. Considering Ken's many years as Firewise Committee Chair it is important that his recommendations be presented.
- Ken Stittsworth, a Wild River owner, volunteered to check with the State and Federal forestry service to see if they would come in and do the forestry work on Wild River's Common Areas at no charge. Ken is in attendance and will give his report.
- Mike and Phil reported to the Board today what they found when they walked around the Common Areas. Ray, feeling it was relevant to the alternative options for the Common Areas, asked them to share their thoughts.

Board member Mike Egan explained that he and Phil Alves, also a Board member, inspected some of the common areas the day before this meeting. They felt the areas looked healthy and found that, in general, they were covered with a 2" deep layer of pine needles covering the ground. The underside of the layer seems to be decomposing and appears to be holding in moisture. There are clusters of saplings that are a concern but to someone who knows what they were doing they could be managed by hand. Their impression was that they were walking through a nature park. Mike reported that the common area where the east entrance is has debris built up and some dead trees. They did not find any areas with 6" of debris. They suggested that other than the falling of trees the clean up could be done by hand by volunteers.

Discussion followed regarding the community's desire, availability and ability to clean up the Common Areas. The suggestion to pull together the neighbors and coordinate cleanup of specific areas sounds good and actually has been going on for quite some time. Everyone seems interested in putting in the sweat equity but when it comes to it only the same small group shows up. It was suggested that the smaller Common Areas could be targeted by the volunteers, but the larger areas would be too big of a task. Mike volunteered to Chair and coordinate a Common Area Clean Up Committee when he is at his Wild River residence.

It was suggested that instead of having a scheduled work party owners work on the common areas at their discretion when they have time and then the work party would just need to go around and pick up piles. This idea could work for removal of pine needles and pinecones, but it is a liability to the forest and to the association to have everyone cutting and trimming the trees. Ray cautioned owners to notify the ARC if they feel there is a tree that needs to be taken down. A professional will be hired to do the work.

Ray finished his report by suggesting a compromise that the association hire Don this year to clean up the 2 Common Areas that Ken Kennedy recommended and coordinate volunteer work parties for the smaller common Areas.

Ray explained that he had asked Neal to run a new 2024/2025 budget that would remove the \$50,000 for Common Area Maintenance and include a \$30,000 contribution to the Road Reserve fund but leaving expenses as they are as they reflect actual and projected costs which will increase over this year due to inflation. Neal reported that by making those changes to the 2024/2025 budget would result in annual dues being \$500 per Lot. The \$500 would still cover a small contribution of \$2424 to the Reserve Fund – Other and leave \$7,500 designated for Common Area Clean Up.

Ken Stittsworth was invited to report on contacting the Oregon Department of Forestry regarding getting all the Common Areas maintained at no cost to the association. Ken shared that 4-6' of duff is not an issue. One foot is a

problem. He has made contact with ODF and requested “fuel treatment” of the Wild River Common Areas. He stated that ODF has committed to doing the work and they will schedule it. Ken was unable to say when the work would be done. He will follow up with them.

Treasurers Report

Neal reported Operating account balance of \$10,428 and Road Reserve fund CD is at \$177,663, \$3,269 of which is interest earned year to date. The CD is at 4.35% interest and will mature September 5, 2024.

Community Compliance Report - None

Committee Reports

- ARC (Lori Koerner, Ray Judah): Lori reported that 5 additional applications have been received. The new ARC members, Peggy Boone and Joe Patnode will start working with Ray on any future applications.
- Firewise (Ken Kennedy): Ray reported that the horticultural dumpsters have been a success once again. Phil reported that he saw contractors using the dumpsters something to be aware of next year.
- Noxious Weeds (Peggy Boone): Using vinegar on the noxious weeds to kill them has proved successful.
- Newsletter: Volunteers are needed to chair the Wild River Newsletter.

Old Business

- Phil made a motion for the Board to adopt the “Board Guidelines for Appointing ARC Members” created from Board, ARC and the 2023/2024 ARC Development Committee recommendations. Mike 2nd. Passed.
- CC&R and By-Laws Revisions Update: Lori reported 56 of the 189 lots have voted, 55 electronically and one mail in.
- Fine Schedule: The Board reviewed the draft of the Fee and Notice & Fine Schedule, updated the amount of fines and changed most of the fines to per occurrence rather than per day, week, month. Phil made a motion to approve the Notice and Fine Schedule with the edits discussed in the meeting. Neal 2nd. Passed.

New Business

- Dick & Debbie Stitz reported to the Board that this winter the snow equipment damaged some of their driveway pavers and are seeking remedy. Phil has inspected the pavers in question and suggested that it might be “spalling” rather than actual damage. Mr. & Mrs. Stitz insisted that only the pavers where the video shows the snow equipment using their driveway to turn around in are damaged. Discussion followed. Phil will notify the Snow contractor that the driveway is not to be used in the future and pursue reimbursement for the damage. Mr. & Mrs. Stitz will meet with Phil to identify the pavers they feel were damaged.
- Terri explained that her intent was to request approval to hire Tamarack Wildfire Consulting, but the bid had not come in. They provide professional wildfire evaluations and reports that can be used to support a long-term management plan of Wild River Common Areas addressing fire risk, and forest health now and in the future. Sunriver, Aubrey Butte, Tetherow and Caldera HOA’s use this company to tailor common area maintenance plans.

Open Forum

Kristin Johnson asked when the ARC would respond to her 2nd request to remove 2 dead ponderosas from 8-31-23. Ray responded that the ARC would meet with her at her earliest convenience.

Several owners requested the return of community building events like barbeques, potlucks and the Welcoming Committee. The Board agreed and discussion followed with a decision to hold a potluck at the next Board meeting, Saturday July 27th at 10am. Location and details to come. The Board was in favor of reactivating the “Welcoming Committee”, but a volunteer was needed to chair it. Kristen Johnson volunteered!

Next Board Meeting Date - Saturday July 27th at 10am

Ray called for a motion to repeal the approved 2024/2025 budget with an annual assessment of \$600 per lot and approve the 2024/2025 Budget with an annual assessment of \$500 per lot. Mike made the motion, 2nd by Lori. Passed.

Meeting Adjourned 7pm

Notes

Ken Kennedy, the Firewise Committee Chair, recommended that this year only two common areas be focused on: part of Common Area A (3) and Common Area B (2) both on the West side.

OnCall is unavailable to attend the July 27th Board Meeting. Mike volunteered to take the minutes.