

Pioneer Village Homeowners' Association
Special Meeting of the Members: 2020-21 Budget

Philomath, OR

23 June, 2020; Held via Zoom.com

pvha.us

Attendees:

- 31 participants on Zoom call representing 31 lots
- 1 of the 31 lots represented though had voting suspended
- 11 proxy votes representing 11 lots
- In total, 41 votes were represented
- Quorum was reached as over 50% of 2/3 (or 20 lots) of the membership was present or provided proxy votes.

The meeting was called to order at 6.35 PM.

1. Welcome:

Anna Vesper, President, led the meeting and began by welcoming all and explaining that the purpose of this meeting was to complete the business of the Annual Meeting held on May 19th, 2020 in which a budget was not passed. Anna acknowledged that not enough time was provided in the last meeting and apologized for not having presented more information about the proposed budget prior to that meeting. (For this meeting, all budget proposals and background information was provided to the membership a week prior to this meeting.)

2. History of the PVHA Assessment:

Anna provided the following overview of PVHA Annual Assessments:

- Assessments are a core component to having a functional and beneficial HOA for the community
- CC&R Article IV:
 - Special Assessments: for capital improvements upon on the Common Area
 - Annual Assessments: for all other HOA expenses
 - Assessments are a legal personal obligation accepted by each PVHA member when signing closing documents on their property.
 - If assessments are not paid:
 - A lot loses all voting privileges
 - Has a lien placed on the property for all delinquent charges plus interest (max legal rate [9% currently] or 10% per annum)
 - Can have action taken against them in court by the Association
 - The HOA does not have the ability to spend as budgeted for
- How assessments are set (CC&R Article IV Section 3): The Board has a requirement to prepare an annual budget and present it to the membership (By-Laws Article VIII Section 8). The Board,

however, has no requirement to submit the proposed budget for vote, we do so voluntarily to gain the feedback and consensus from the neighborhood on funding for the year

Anna reviewed the history of prior assessments using this table:

Year	Assesment Amount	Income (58 Lots)	Actual Expenses	Difference
2009	\$227	\$13,166	\$21,172	-\$8,006
2010	\$240	\$13,920	\$11,354	\$2,566
2011	\$254	\$14,732	\$16,270	-\$1,538
2012	\$270	\$15,660	\$11,328	\$4,332
2013	\$286	\$16,588	\$11,920	\$4,668
2014	\$303	\$17,574	\$16,249	\$1,325
2015	\$303	\$17,574	\$16,192	\$1,382
2016	\$303	\$17,574	\$14,661	\$2,913
2017	\$303	\$17,574	\$16,973	\$601
2018	\$303	\$17,574	\$19,576	-\$2,002
2019	\$303	\$17,574	\$22,606	-\$5,032

Discussion Period: Members were provided the opportunity to ask questions or make comments. Members were recognized to comment by the President and Secretary when they “raised their hand” in Zoom to have their Zoom connection unmuted, or they wrote their question in the Zoom Chat box, which was read by the Secretary and all members. (This procedure was followed for all discussion periods in this meeting.)

3. Assessment Comparison

Anna shared information about a nearby HOA, Mary’s River Estates and how their assessments and other fees compare to PVHA’s:

- Approximately 400 homes, 5.5 miles of road : 15% of size based on homes; 42% of size based on roads
- HOA Fees: \$20/year – Covers only educational and general operating fees
- Road maintenance all managed by Rural Roads District. The district has a specific Rural Roads District Tax assessed on each properties value annually. Board for Roads District includes neighbors and county director.
- Budgets go through a Budget Hearing and have to be presented to the Road District Commissioners. There is a ceiling on the tax rate: Anything below this can be set by the Road District Board Commissioners; Above this rate the whole voting base must vote to approve .
- Roads District Tax Ceiling - \$2.91/\$1000

Year	Service District Tax Rate (\$/\$1,000)	On a \$250,000 house	On a \$350,000 house
2014	\$2.94	\$755	\$1,049
2015	\$2.75	\$708	\$983
2016	\$2.75	\$708	\$983
2017	\$2.30	\$595	\$825
2018	\$1.50	\$395	\$545
2019	\$1.50	\$395	\$545

Discussion:

- From maralee.wernz : Why were HOA assessments not raised by the 6% between 2014 and 2019? *Answer: The Boards during those times did not decide to for various reasons that were not necessarily well documented.*
 - From Sarah Woosley : Mary's River Estates doesn't have any common area, is what I have been told by residents, which is part of why their HOA fee is so low.
 - From maralee.wernz : If a neighborhood joins a rural road district, does the county then does the country require the neighborhood to update/upgrade all infrastructure to county levels? From Cindy Beach : Yes.
 - From Thomas Howard : We're comparing apples to oranges and our roads are garbage
 - From DeGhetto, Lois : I would disagree with that comment. The roads have improved immensely over the past 18 years!
 - From Tom Garbacik : Just a comment: The current roads are far and away better than they were 30 years ago.
 - From Leanne Nikkel : Paved roads bring higher speeds as well. And YES roads have improved greatly!
 - From Mandy Eveland : How much is the closing fee when people sell? From Jen Eaton and Lois DeGhetto : \$40. *Answer: \$40 is correct.*
 - From Chisholm Family : Was the \$250 for field mowing? Answer: Yes
4. Updated Current Financials: Anna provided an accounting of the current financial status of the PVHA as follows:
- Citizens Bank Account - \$8,081.81
 - + \$16,605 (Insurance payment for Barlow Road Repairs)
 - Washington Federal Account – \$25,019.07

- (4) Accounts/Lots in Default – Total \$3,579.43
5. Budget Proposal 1: Anna presented the Board’s Budget Option 1, with a list of projects and costs, the budget total and the amount of the assessment that is proposed. The full Project List was presented:

	<u>Option 1</u>
Road Maintenance	\$ 19,600
Multi-household Drainfield	\$ 250
Firewise/Tree Management	\$ 3,050
Community Outreach	\$ 590
General Operating Costs	\$ 3,251
McLoughlin Drive Turn Around Project	\$ 0
Total	\$ 26,741

The budget total would be \$26,741/58 lots = \$461 Annual Assessment. Anna shared a detailed list of the larger budget categories within this budget, including road maintenance and the multi-family drainfield.

Discussion:

- From Sarah Woosley : How much is the culvert and can you remind me where it is going? Trying to figure out the main difference between "Fall Maintenance & New Culvert" on option 1 and 2. *Answer: The map for proposed road maintenance projects is included in the Annual Meeting Minutes and presentation. The difference is that there is NO ditch cleaning and NO new culvert or culvert cleaning in option 2.*
- From Gary Rogers : Who would pay for the emergency drainfield installation? *Answer: The emergency drainfield would be paid by any members using or needing to use the facility. The Board will be looking to formalize this through potential future amendment to CC&Rs.*
- From Henscheids : How much are the "usage fees"? *Answer: \$125*
- From Paula Merino : So the \$2500 would be just this year and then the usage fee would take over the maintenance, correct? *Answer: Correct.*
- From Paula Merino : Thanks Kevin Eveland!
- From Anne Fairbrother : What are the road "delineators?" *Answer: Vinyl reflective markers, installed in the ground at various locations for marking the sides of PVHA roads and improving safety. They are installed using a special tool which the PVHA would have to either borrow from the Fire Dept. or purchase. These markers sometimes get hit or deteriorate at their base requiring them to be replaced.*

- From Brad Whitcomb: Is dust control a critical expense? Is the money better used towards other road infrastructure projects? *Answer: Yes it is critical to keeping good visibility in high traffic areas for the safety of pedestrians and neighbors. It is up to the Roads Committee Director and Board to find the balance between all the various road maintenance costs.*
- From Anne Fairbrother : Dust control IS critical! It is VERY dusty if you don't do it! Especially with UPS, FedEx, etc.....
- From Ryan Couture : What is the board planning to do with the \$16k from the insurance company from the road shoulder damage on Barlow? *Answer: Repair the damage to the road caused by the accident that occurred in April.*
- From Chris Johnson, Lot 33 : The small road repair on Barlow would have wiped out 3/4 of our savings would it not for their insurance. Our savings is not significant. If a road washed out or storm with many fallen trees passed through it could incur significant costs to the HOA and savings protects us.
- From Leanne Nikkel : Thank you for pursuing that accident Anna & board!
- From Henscheids - Lot 45 : Is there a reason we're printing things when so much can be digital? *Answer: Some members may not be connected to the digital publications that the Board uses to communicate PVHA news to the entire neighborhood.*
- From Anne Fairbrother : Should we be doing a picnic in COVID year? Would we all be 6 ft apart? Is food sharing now OK? Lots of safety questions.... *Answer: When the budget was developed, it was not clear how the response to COVID-19 would impact having a picnic. The Board would revisit having this event. From Kim Johnson: We have to print because we are legally obligated for notifications per the CCRs*
- From Hannah Stevens : What will be the profit for sale of Lot 32? *Answer: It is unknown at this point in time as the Board has appointed a Task Force to evaluate the offer.*
- From Michael Humphrey : how many lots use the drainfield as a backup? *Answer: Any of the lots with a separate septic system would be eligible to use the common drainfield, if their system failed. They would pay the same annual user fees being proposed as part of this budget.* From Anne Fairbrother : Technically, that is available for everyone in the Village. But it's not required if you have room on your lot to put in a new drainfield if your current one fails.
- From Ryan Couture : Just a comment, addressing projects like the turn around, with savings accrued (or increased revenue)over the past year(s) is a great idea, rather than building those into annual operating budgets with significant increases. thanks

6. Budget Option 2: Anna presented the PVHA Board’s proposed Budget Option 2: This option, which represents a 6% member assessment increase over 2019-2020, would not require a vote. This proposed budget is \$18,641/58 lots = \$321 Annual Assessment.

	<u>Option 2</u>
Road Maintenance	\$ 11,900
Multi-household Drainfield	\$ 250
Firewise/Tree Management	\$ 3,050
Community Outreach	\$ 290
General Operating Costs	\$ 3,151
McLoughlin Drive Turn Around Project	\$ 0
Total	\$ 18,641

Discussion:

- From Anne Fairbrother : Neither of the budgets included any \$ for snow removal. What will the board do if we have a snow event this winter? *Answer: This has not been considered by the Board and will be discussed.*
- From Gary Rogers : I think we should make sure to put money in this year for the turn around project. We could be in for a rude awakening if we don’t bank some cash toward it.
- From maralee.wernz : Fall Gravel, Fall Maintenance and New Culvert seems to be more of a needed expenditure than full-on Dust Control. Proper road maintenance and upkeep has been an ongoing conversation since we have moved here. What is the possibility of those who want dust control funding it for their road frontage and allowing dust control funds to filter over to fall gravel and maintenance? *Answer: That is a possibility however it would be much more effective just to vote for Option 1 which has the allowance for both.*
- From Michael Humphrey : have you considered putting together a community work party for maintenance on cleaning out ditches, tree removal ect? From Sarah Woosley : Our family is willing to help with tree removal when it doesn't endanger homes as well. *Answer: The Board would welcomes volunteers to work on projects, however the Board has to consider the potential liability that PVHA may face in extreme situations and feels that especially in the case of tree falling the liability exposure justifies contracting with a licensed and bonded professional.*
- From Sarah Woosley : another question, I noticed last summer there was some dust control on Greasy Creek, did the HOA do that? In the past there wasn't any at all, since it is a county road... *Answer: No, any dust control has been funded and directed by the PVHA.*

- From Anne Fairbrother and Maralee Wernz : It is my understanding that the county doesn't pay for dust control on their roads - the homeowners have to pay for it.
- From Jerie Thorson : If someone has to use the drainfield and if their drainfield fails, are they going to have to pay the usage fee too? *Answer: Yes.*
- From Jen Eaton : I just want to thank the Board for all the hard work putting this information together for this meeting. It is extremely helpful!
- From Gary Rogers : We should show some money toward the turn around project in our approved budget. *Answer: The Board considers this a project that would either require a special one-time assessment or use of PVHA savings. The PVHA Board is proposing the use of its current savings for the topographical survey and project design, so that we may have a solid quote for any future work. Any expenses beyond this year's proposed project would require a vote of the membership.*
- From Cindy Beach : Could you have both options on one page? *Answer: Anna copied and pasted both budgets by major line item category into the presentation.*

7. Budget Comparison: A comparison of the two proposed budgets was presented as follows:

Budget Option 1: \$26,741/58 lots = \$461 Annual Assessment

Budget Option 2: \$18,641/58 lots = \$321 Annual Assessment

	<u>Option 1</u>	<u>Option 2</u>
Road Maintenance	\$ 19,600	\$ 11,900
Multi-household Drainfield	\$ 250	\$ 250
Firewise/Tree Management	\$ 3,050	\$ 3,050
Community Outreach	\$ 590	\$ 290
General Operating Costs	\$ 3,251	\$ 3,151
McLoughlin Drive Turn Around Project	\$ 0	\$ 0
Total	\$ 26,741	\$ 18,641

Discussion:

- From Jerie Thorson : If I'm understanding correctly the 11 houses would have the HOA fees, plus the usage on top of that (the annual assessment)? *Answer: Yes.*
- From Anne Fairbrother : We should keep in mind that next year we would not have to spend money on the tree removal, so that could go back into the road maintenance. I'm OK with reducing road maintenance this year for tree removal.

- From maralee.wernz : Final question - do we see an expected 6% annual increase in order to have a reserve and keep up with increased costs for services? *Answer: Each annual assessment that calls for an increase of up to 6% does not require a vote by the membership. It will be evaluated each year whether the increase is necessary, but it seems likely at this point.*
 - From Anne Fairbrother : Not all costs are increasing by 6%. COLA is less than that....
 - From Jerie Thorson : Are you still expecting a full payment of HOA fees, or are you going to offer other options? *Answer: The Board will be glad to speak with any member who would like to establish payment terms other than one payment following receiving their assessment.*
 - From Michael Humphrey : 6% annually is a reasonable place to start.
 - From Chisholm Family : So if we voted for option 1 would we still be looking at 6% increase per year? *Answer: No. Each budget is prepared separately each year.*
 - From Anne Fairbrother : Can be flexible on tree removal versus road repair/maintenance in each year. *Answer: Yes each line item is developed individually. We have been working to “catch up” on hazard tree removals recently but we will want to keep a budget for dealing with hazard trees as necessary.*
8. Budget Vote: Mandy Eveland moved to have a vote. A vote on the proposed budget for upcoming year was held. Gary Rogers moved to approve the proposed Budget Option 1 -2020-2021 Budget of **\$26,741**; Seconded by Patricia Overholtzer. Members were asked to vote by typing in their chat with their vote (“Yes” or “No”) and their lot number. 56% voted in favor; 44% opposed. **Motion Failed**
9. Budget Vote: A second vote on the proposed budget for the upcoming year was held. Ryan Coture moved to approve the proposed Budget Option 2 – 2020-2021 Budget of \$18,641; Seconded by Anne Fairbrother. 90% voted in favor; 10% opposed. **Motion Passed**
10. Conclusion: The CC&R’s do not require a vote on the assessment amount, if the budget that is passed by the membership is within 6% of the prior budget. As this was the case, an annual assessment of \$321 was approved for the 2020-2021 year.

Anna and the Board thank all for their questions, time, and engagement with the community to support the budget process. She encouraged all members to contact the Board with any follow up comments, questions or concerns about topics presented during this meeting or about the neighborhood in general.

Meeting was adjourned at 8:27pm.

Anna Vesper, PVHA President

Date of signature: _____

John Deuel, PVHA Secretary

Date of signature: _____

**PIONEER VILLAGE
HOMEOWNERS' ASSOCIATION**

**SPECIAL MEETING
ON THE 2020/2021 BUDGET
& ASSESMENTS**

PVHA.US

**June 23, 2020
Philomath, OR**

ATTENDANCE

- Proxy Count: 11 proxies submitted
- Lots in attendance: 31 lots in attendance
- Votes suspended: 1 lot in attendance with suspended vote
- Quorum achieved? (50% of 2/3 required = 20 lots)
 - Yes achieved with 41 votes represented

- Meeting Called to Order at 6:35pm

AGENDA

1. Welcome
2. Assessment History
3. Assessment Comparison
4. Detailed Review of Budget Option A (Full Projects)
5. Detailed Review of Budget Option B (6% Increase)
6. Presentation of adjusted budget (as needed)
7. Vote on Budget
8. Vote on Assessment
9. Conclusion

WELCOME

- Hello everyone and welcome to our Special Meeting on the PVHA 2020/2021 Budget
- The Board appreciates all the engagement and feedback we have received over the last 4 weeks after our Annual Meeting
- After that meeting closed, I realized that the last 30 minutes were not presented as effectively as I wanted and left a bad impression with many
- I personally apologize and recognize it was a disservice to the community to try and introduce many of these points after 2 hours of meeting, when we did not have proper quorum to vote on the matter

ASSESSMENT HISTORY

- Assessments are a core component to having a functional and beneficial HOA for the community
- CC&R Article IV:

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the properties and for the improvement and maintenance of the Common Area.

- There are:
 - Special Assessments: for capital improvements upon on the Common Area
 - Annual Assessments: for all other HOA expenses

ASSESSMENT HISTORY

- CC&R Article IV:

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

- Assessments are a legal personal obligation accepted by each PVHA member when signing closing documents on their property.
- If assessments are not paid:
 - A lot loses all voting privileges
 - Has a lien placed on the property for all delinquent charges plus interest (max legal rate [9% currently] or 10% per annum)
 - Can have action taken against them in court by the Association
 - The HOA does not have the ability to spend as budgeted for

ASSESSMENT HISTORY

- How assessments are set (CC&R Article IV Section 3):

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above six per cent (6%) by a vote of two-thirds (2/3) of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

- The Board has a requirement to prepare an annual budget and present it to the membership (By-Laws Article VIII Section 8)
- It however has no requirement to submit the proposed budget for vote, we do so voluntarily to gain the feedback and consensus from the neighborhood on funding for the year

ASSESSMENT HISTORY

Year	Assesment Amount	Income (58 Lots)	Actual Expenses	Difference
2009	\$227	\$13,166	\$21,172	-\$8,006
2010	\$240	\$13,920	\$11,354	\$2,566
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2015	\$303	\$17,574	\$16,192	\$1,382
2016	\$303	\$17,574	\$14,661	\$2,913
2017	\$303	\$17,574	\$16,973	\$601
2018	\$303	\$17,574	\$19,576	-\$2,002
2019	\$303	\$17,574	\$22,606	-\$5,032

ASSESSMENT HISTORY

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

ASSESSMENT COMPARISON

- **Mary's River Estates' HOA**
 - Approximately 400 homes, 5.5 miles of road
 - 15% of size based on homes
 - 42% of size based on roads
 - HOA Fees: \$20/year – Covers only educational and general operating fees
 - Road maintenance all managed by Rural Roads District
 - The district has a specific Rural Roads District Tax assessed on each properties value annually
 - Board for Roads District includes neighbors and county director
 - Budgets go through a Budget Hearing and have to be presented to the Road District Commissioners
 - There is a ceiling on the tax rate
 - Anything below this can be set by the Road District Board Commissioners
 - Above this rate the whole voting base must vote to approve

ASSESSMENT COMPARISON

- **Mary's River Estates' HOA**
 - **Roads District Tax Ceiling - \$2.91/\$1000**

Year	Service District Tax Rate (\$/\$1,000)	On a \$250,000 house	On a \$350,000 house
2014	\$2.94	\$755	\$1,049
2015	\$2.75	\$708	\$983
2016	\$2.75	\$708	\$983
2017	\$2.30	\$595	\$825
2018	\$1.50	\$395	\$545
2019	\$1.50	\$395	\$545

ASSESSMENT COMPARISON

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

UPDATED CURRENT FINANCIALS

- Citizens Bank Account - \$8,081.81
 - + \$16,605 (Insurance payment for Barlow Road Repairs)
- Washington Federal Account - \$25,019.07
- (4) Accounts/Lots in Default - Total \$3,579.43

	<u>Budgeted</u>	<u>Actual Spending</u>
Road Maintenance	\$ 16,500.00	\$ 9,746.46
Multi-household Drainfield	\$ -	\$ 2,353.98
Firewise/Tree Management	\$ 1,350.00	\$ 4,299.37
Community Outreach	\$ 200.00	\$ 619.03
General Operating Costs	\$ 2,930.00	\$ 2,399.90
McLoughlin Drive Turn Around Project	\$ -	\$ 3,187.50
Total	\$ 20,980.00	\$ 22,606.24

BUDGET OPTION 1

- Full Project List

	<u>Option 1</u>
Road Maintenance	\$ 19,600
Multi-household Drainfield	\$ 250
Firewise/Tree Management	\$ 3,050
Community Outreach	\$ 590
General Operating Costs	\$ 3,251
McLoughlin Drive Turn Around Project	\$ 0
Total	\$ 26,741

- $\$26,741 / 58 \text{ lots} = \$461 \text{ Annual Assessment}$

BUDGET OPTION 1

Road Maintenance

\$19,600

Fall Gravel	\$3,000	Increased since minimal gravel applied in 2019
Fall Maint. & New Culvert	\$5,000	
Roadside Mowing (Benton Co.)	\$600	
Pothole Repairs	\$2,000	Gravel placed and compacted like this year
Spring Maintenance	\$2,000	
Delineators	\$500	
Dust Control	\$6,500	Similar level of dust control as 2019

Multi-family Drainfield

\$2,500 to be taken from existing saving

\$250

Inspections	\$0	Proposed to be a "usage fee" for 11 houses
Maintenance	\$2500	Non-routine cleanout of distribution boxes
Field Mowing	\$250	Required for both Drainfield and Firewise

Thank you Kevin Eveland!

BUDGET OPTION 1

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

BUDGET OPTION 1

Firewise/Tree Management **\$3,050**

Danger Tree Removals	\$2,700	Remaining trees from 2019 + 2 extra
Seedlings	\$100	
Forest Assessment	\$250	

Community Outreach **\$590**

Directory	\$0	Updated Biannually
Newsletters	\$40	
Common Space Maintenance	\$250	Mailbox area and sign cleanup
Picnic	\$150	
Meetings	\$150	

BUDGET OPTION 1

General Operating Costs		\$3,251
Taxes	\$200	
Liability Insurance	\$900	
Fees & Licenses	\$50	
Attorney Fees	\$1,100	(4) hours of counsel from Jay Faulconer
Utilities - Electricity	\$390	
Office Supplies	\$100	
Postage	\$120	
Mailboxes	\$95	
Website Fee	\$196	
Miscellaneous	\$100	
McLoughlin Drive Turn Around Project		\$3,800 to be taken from existing savings
Topographic Survey	\$1,500	
Design	\$2,300	

BUDGET OPTION 1

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

BUDGET OPTION 2

- 6% Annual Assessment Increase

	<u>Option 2</u>
Road Maintenance	\$ 11,900
Multi-household Drainfield	\$ 250
Firewise/Tree Management	\$ 3,050
Community Outreach	\$ 290
General Operating Costs	\$ 3,151
McLoughlin Drive Turn Around Project	\$ 0
Total	\$ 18,641

- $\$18,641 / 58 \text{ lots} = \$321 \text{ Annual Assessment}$

BUDGET OPTION 2

Road Maintenance			\$11,900
Fall Gravel	\$1,500	Minimal increase from 2019	
Fall Maint. & New Culvert	\$2,000	Bare minimum for grading and rolling roads	
Roadside Mowing (Benton Co.)	\$600		
Pothole Repairs	\$150	1 load of rock at bus shelter and "you fill" repairs	
Spring Maintenance	\$2,000		
Delineators	\$150		
Dust Control	\$5,500	90% of dust control as 2019	
Multi-family Drainfield			\$250
Inspections	\$0	Proposed to be a "usage fee" for 11 houses	
Maintenance	\$2,500	Non-routine cleanout of distribution boxes	
Field Mowing	\$250	Required for both Drainfield and Firewise	
			Thank you Kevin Eveland!

BUDGET OPTION 2

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

BUDGET OPTION 2

Firewise/Tree Management

\$3,050

Danger Tree Removals	\$2,700	Remaining trees from 2019 + 2 extra
Seedlings	\$100	
Forest Assessment	\$250	

Community Outreach

\$290

Directory	\$0	Updated Biannually
Newsletters	\$40	
Common Space Maintenance	\$100	Some mailbox area and sign cleanup
Picnic	\$0	
Meetings	\$150	

BUDGET OPTION 2

General Operating Costs		\$3,151
Taxes	\$200	
Liability Insurance	\$900	
Fees & Licenses	\$50	
Attorney Fees	\$1,100	(4) hours of counsel from Jay Faulconer
Utilities - Electricity	\$390	
Office Supplies	\$100	
Postage	\$120	
Mailboxes	\$95	
Website Fee	\$196	
Miscellaneous	\$0	No extra for unknowns
McLoughlin Drive Turn Around Project		\$0
Topographic Survey	\$1,500	
Design	\$2,300	

BUDGET OPTION 2

- Discussion Period
 - “Raise your hand” to be unmuted
 - 2 minute limit per comment
 - 10 minute limit per discussion period

BUDGET COMPARISON

	<u>Option 1</u>	<u>Option 2</u>
Road Maintenance	\$ 19,600	\$ 11,900
Multi-household Drainfield	\$ 250	\$ 250
Firewise/Tree Management	\$ 3,050	\$ 3,050
Community Outreach	\$ 590	\$ 290
General Operating Costs	\$ 3,251	\$ 3,151
McLoughlin Drive Turn Around Project	\$ 0	\$ 0
Total	\$ 26,741	\$ 18,641

- $\$26,741 / 58 \text{ lots} = \$461 \text{ Annual Assessment}$
- $\$18,641 / 58 \text{ lots} = \$321 \text{ Annual Assessment}$

BUDGET VOTE

- **Vote on Proposed Budget for Upcoming Year**
 - **Motion to approve the proposed 2020-2021 Budget of \$26,741**
 - **Second**
 - **Vote in favor – 23 votes (56%)**
 - **Vote in opposition – 18 votes (44%)**
 - **Record decision/outcome – Motion Failed**

BUDGET VOTE

- Vote on Proposed Budget for Upcoming Year
 - Motion to approve the proposed 2020-2021 Budget of **\$18,641**
 - Second
 - Vote in favor – 37 votes (90%)
 - Vote in opposition – 4 votes (10%)
 - Record decision/outcome – **Motion Passed**

CONCLUSION

- Thank you for your questions, time, and engagement with the community!
- These discussions are never easy but the Board appreciates that as a community we can come together to respectfully have these conversations and work collectively to keep this a neighborhood we all love to call home.
- Please feel free to contact the Board with any follow up comments, questions or concerns you have about topics presented this evening or about the neighborhood in general
- Thank you again and stay well and have a good evening!