

**PIONEER VILLAGE  
HOMEOWNERS ASSOCIATION  
2023 ANNUAL  
MEETING**

**[PLEASE ENTER YOUR NAME &  
LOT NUMBER IN THE CHAT]**

May 23rd,  
2023  
Philomath, OR

# ATTENDANCE

- Proxy Count: 6 proxies
- Lots in attendance: 17 lots
- Votes suspended: (2) votes suspended
- 33% Quorum achieved with 23 lots represented
  - 1/3 of 58 Lot = 20 lots to constitute 33% quorum (By-Laws Article III Section 4)
  - 60% of 58 Lots = 36 lots to constitute 60% quorum (CC&R Article IV Section 5)
  
- Meeting Called to Order at 6:30pm

# AGENDA

1. Welcome to all including our new members: lots 11, 51, 7 (closing soon)
2. General updates
3. Committee Reports
  1. Architectural Control Committee (ACC)
  2. Common Septic System
  3. Firewise
  4. Safety
4. Board Election
5. Budget Presentation
6. Question & Discussion
7. Conclusion

# THANK YOU TO ALL NEIGHBORHOOD VOLUNTEERS!

## All committee members:

- Safety: John Deuel & Kim Johnson
- Water: Trent Hering
- Firewise: Anne Fairbrother
- ACC: Eli Chisholm, Warner Butler, Stuart & Patricia Overholtzer, & Kate Orr
- Community Septic: Leanne Nikkel

## Additional projects:

- Field path mowing/maintenance: Robert Acord
- Website: Anne Fairbrother
- Common field mowing: Kevin Eveland
- Mailbox repair: Chisholms, Kim/Chris
- Filling of potholes: Stu & Don
- Treasurer and community workhorse: Tom & Carol Garbacik

# VOLUNTEERING

Opportunities for volunteering around the Village:

- Weed-Eating/Mowing Along Roads
- Invasive Plant Removals
- Keeping ditches clear
- Picking up debris on roads
- Storm clean-up

Please share other ideas with the Board

# BOARD TO-DOs

The board is run by volunteers. We are currently taking care of general operations around the village and working on one project at a time (McLoughlin turnaround)

Other upcoming projects include:

- Updating CCR language
- Culvert replacements village-wide

# GENERAL INFORMATION

- A friendly reminder to:
  - Always drive slowly and cautiously around the community. The Speed Limit is 15 MPH to protect EVERYONE's safety
  - Keep Fire Lanes clear of parked vehicles and debris at all time, they are critical to ensuring emergency vehicle access
  - Make sure your dogs are good neighbors as well and control them around your property and when out on walks.
  - Help keep roads in good condition by blowing dirt, leaves, and fir needles off throughout the year

# COMMITTEE REPORT - Architectural Control Committee (ACC)

- 5 Lots Represented (lots 20, 33, 35, 44, 58) on the ACC
- Generally 1-2 week typical turnaround time however, the ACC has 30 days to review
- Projects included:
  - Tree removals
  - Retaining walls
  - Privacy fence
  - Exterior painting
  - Additional structures
- Thanks for the applications and please keep sending projects our way!



# COMMITTEE REPORT – COMMON SEPTIC SYSTEM (CSS)

- The Common Area field is an operational drainfield with semi-delicate lines running underneath it
  - Very limited vehicle access is permitted with HOA approval
  - No horse traffic is allowed because of the potential to the break lines
- Please do not remove the orange markers in the field. They are there to help the inspections and for drainfield maintenance
- Spring maintenance was completed in March, 2023
- 2023-2024 Annual User Fee to stay the same as last year (**\$125/household**)

# COMMITTEE REPORT – FIREWISE

## ■ Firewise Updates

- Chipping/mulching event – June
  - Grant from Benton County
- Backyard burning
  - Reminder to call Philomath Fire for daily updates
  - Online burn permit required (<https://www.philomathfire.com/burn-permit>)
  - 541-929-5903
- Use caution with power equipment (spark arresters)
- Fill out information form to maintain our Firewise status
  - Downloadable from PVHA website, and at the bulletin board by the mailboxes (maybe trying a Google Form?)
- Wildfire preparedness and resilience workshop
  - Contact Jacob Ruhl at ODF for consultation on forest/fire management on your property  
[Jacob.T.RUHL@odf.oregon.gov](mailto:Jacob.T.RUHL@odf.oregon.gov)



**FIREWISE USA®**  
Residents reducing wildfire risks

# COMMITTEE REPORT – FIREWISE

## PVHA Forest Thinning Project

### ● Purpose

- Maintain a *healthy native forest* to provide multi-generational value to the neighborhood and continued residential property value.
- Wildlife habitat enhancement / *Fuel reduction* / wildfire mitigation / hazard reduction

### ● Proposed Actions

- Identify and harvest a subset of trees in Area #1 to result in optimal spacing and encourage circumference growth of trees to avoid further tree mortality.
- Remove hazard trees, while encouraging Douglas-fir, oak, and maple.
- Chip/mulch debris remaining from harvest to return nutrients to the forest soil and reduce fuels.
- Seed with native grasses and forbs to stabilize soils and deter invasive plant growth.



# COMMITTEE REPORT – FIREWISE

## PVHA Forest Thinning Project

### ● **Desired Result**

- Healthy, uneven age stand of mixed conifer and hardwoods with native trees, shrubs, and forbs.
- Reduced buildup of fuels and increased open space for fire protection and control.
- Improved wildlife habitat due to improved stand health and focus on native vegetation.

### ● **Why Now?**

- Tree density is beyond optimal and most of the trees are small for their age or already dying.
- Increased community awareness and focus on forest health and fire safety.
- Timber prices make the work economically feasible.
- Need to increase forest resilience to climate change.



# COMMITTEE REPORT – SAFETY

Wildfire Season coming:

Helpful webinar on 4/18: [“Preparing for Wildfire Season in Benton County”](#)

1. [Protecting your home and property](#)
2. [Preparing for Evacuations](#)
3. [Signing up for Emergency Alerts](#)

# SAFETY (Continued)

## Neighborhood Evacuation Route



# SAFETY (Continued)

## Earthquake Preparedness tips

<https://pvha.us/emergency-preparedness.html>

- “GO BAG” 72 hour Kit list
- Dress for Safety: helmet/hard hat, shoes, leather gloves; Put under bed
- Shut off water at the house main
- Place Help/OK sign on front door or window
- If you can help, go to neighborhood gathering places

For more on preparing and responding if an earthquake hits:

[Map Your Neighborhood](#)

# BOARD ELECTIONS

- 1 Board Position is up for Election this year
  - (1) positions in 2023
- Terms are 3 years & roles are determined within the board
- (4) quarterly Board meetings plus special meetings as required
  
- Vote for Position
  - Nomination: Will Aurich
  - Second: Jerie Thorson
  - Vote in favor (via chat “Yes Lot X”)-19 in favor
  - Vote in opposition (via chat “No Lot X”)
  - Record decision/outcome: Passed unanimously.



# TREASURER'S REPORT

- Account Status (as of 5/13/2022)
  - Citizens Bank Account - \$23,357.40
    - \$2675 for CSS
  - Washington Federal Account – \$78,149.73
- (2) Lots in Default
  - Pursuing liens and/or recovery actions



# TREASURER'S REPORT

	<b>2022/2023 Budget Amount</b>	<b>2022/2023 Amount Paid</b>
Roads	\$19,400	\$20,806
Firewise	\$3,721	\$3,001.42
General	\$4024	\$2,773
<b>Total</b>	<b>\$27,154 (59 lots)</b>	<b>\$26,580.42</b>

# BUDGET PRESENTATION

	<b>2023/2024 Projection</b>
Roads	\$20,403*
Firewise	\$2,730
General	\$3,547
<b>Total</b>	<b>\$26,860</b>
<b>\$26,680 / 58 lots**</b>	<b>\$460 Annual Assessment</b>

**\*We have increased budget for Lignin with the goal of spraying the entire village. However, Nutrien will not have rates until June.**

**\*\*Two lots have merged so we now have 58 lots within PVHA**

# QUESTION & DISCUSSION

Please always feel free to send additional comments, questions, and/or concerns to the board via email ([admin@pvha.us](mailto:admin@pvha.us)) or letter in the mailbox



# CONCLUSION

- Again, thank all of you for your questions, time, and engagement with the community!
- Stay well and have a good evening!

