

Pioneer Village Homeowners Association

Annual Homeowners Meeting 2019

Philomath, OR May 22, 2019

pvha.us

PROTOCOL

- Attendees:
 - 25 persons in attendance representing 21 lots
 - 7 proxy votes representing 8 lots
 - In total, 28 lots were represented
 - Quorum was reached
- The meeting was called to order at 6.35 PM.
- Treasurer's report
 - Lois D. gave an update on the budget.
 - The road maintenance is more costly this year compared to the past year due to an increase in the cost of the chemical surface treatment. This treatment is estimated with additional expense of \$1000 in the budget.
 - In contrast to previous years, the county now wants payment upfront for their road services.
 - DECISION: The PVHA budget for 2019-2020 was approved.
- Fire Safety Committee report
 - INFORMATION:
 - The Fire Safety Committee reported that the Oregon Department of Forestry pay for the chipping of braches done in May in PV each year.
 - To maintain the Firewise Community © certification we as a community need report as many hours of volunteer work as there are houses (i.e. a sum of 58 hours). *Please report your hours by October.* (More information below.)
- Lot 54 septic easement
 - Jonald G. presented on the lot 54 septic easement. The lot needs an additional 10 feet to get septic approval and this property belongs to the PVHA. An easement has been written by the attorney of the PVHA. There was concern that the Pioneer Village Water Company (PVWC) is not protected to the same extent as the PVHA. This easement will get filed with the county and will go with the property when it gets sold. The septic will not get approved until the easement is approved, and the property cannot be sold until the septic is approved.
 - DECISION: It was voted to allow the PVHA board to make a decision on accepting the easement after it has been modified to include releasing the PV Water Company for

liability of any damage on the septic system due to any possible water line issues. Information about the modified easement will be added to the website and on the white board.

- Elections for an additional board member
 - Steve D. is stepping down after having served as President for three years.
 - The board needs three members and assigns the positions among themselves. The positions for 2019-2020 will be announced on the PVHA webpage.
 - DECISION: John D. was elected as a third board member.

- New Treasurer
 - Lois D. is stepping down as Treasurer after serving in this position for three years.
 - The Treasurer is a position assigned by the board. (More information about this position below.)
 - When a new Treasurer has been assigned the information will be added to the PVHA webpage. Lois D. has agreed to serve as a Treasurer in the interim.

- The annual meeting was adjourned at 7.22 pm.

President

Steve DeGhetto

Secretary

Linnéa Andersson

Discussion Meeting

A discussion meeting was opened at 7.22 pm

- Upcoming activities:
 - Road side mowing, which is managed by the county, has been scheduled for 3 June. Do not park along the road on that day!
 - Dust control has been scheduled.

- Community septic system
 - 11 houses are on a communal septic system and they are requesting that the PVHA takes over the maintenance and cost.
 - Quarterly cost has been \$120-160 for maintenance.

- The board will set up a meeting to discuss this specific topic and to find a solution for how to move forward.
- Tree removal at the end of McLoughlin Drive
 - It was discussed to conduct a survey of the lots at the end of McLoughlin Drive to establish the borders of each lot. This survey is a first step needed for any tree removal on the unbuilt lot owned by Gary.

The discussion meeting was closed at 8.03 pm.

Additional Information:

- **Common area**
 - Please help to spread wood chips on the trail at the common area by the bus stop.
- **Bears**
 - To avoid that the village attracts a bear or other destructive wildlife in the coming year it is paramount that everyone manages their waste, keep bird and dog food on the ground to a minimum, avoid or lock up compost, etc.
- **Fire safety and wild fire preparedness**
 - *Fire lanes.* Do not park in fire lanes. The fire lanes enable fire trucks to work in our village in case of fire. If the fire department sees any danger to their people and equipment they will not service your house in the case of a fire.
 - *Tree removal.* Fire trucks require 14 ft clearance to access the village roads and your house. If you have any concerns about “danger trees” on your property, please contact the board since removal of trees may interfere with and affect utilities such as water lines and sewage lines as well as road conditions.
 - *Outdoors fire safety.* Patrick McMeekin with the Oregon Department of Forestry can make a free assessment and recommendation for how you can make your lot and house more fire safe. Contact details: Oregon Dept. of Forestry Patrick MacMeekin, Community Wildlife Forester, phone number: (541) 929-9165. He works out of the offices down Alsea Highway heading toward Philomath.
<https://www.co.benton.or.us/planning/page/protect-your-home-wildfire>
 - *Firewise ©.* Please help the community and the PVHA Fire Safety Group by reporting your work on Firewise projects. You can pick up your form at the community mailbox at the information board. The form specifies what activities qualify – all minutes count!
 - Firewise Community webpage: www.nfpa.org
 - Note: You may receive a deduction for your homeowners insurance since you live in a Firewise Community.
 - Fireworks are not allowed in the village.

- You can sign up for the Linn-Benton Notification System for emergency notifications that warns residents of impending or occurring emergencies and critical safety instructions: www.co.benton.or.us/sheriff/page/emergency-alert