

2023 CCW Annual Meeting
Eugene Country Club
Thursday, October 26

Members present: 35 of 47 individual members; 21 of 27 households

Board President Duane Iverson called the meeting to order at 6pm.

Duane started the meeting with the following:

- The 2023 Directory will be emailed to everyone. If there are changes for 2024, let Dave Burtner know,
- Reminder that the web site (www.countryclubwest.org) includes a list of contractors neighbors have used in the past.
- The contractor list for annual back flow device checks (every house has one) was sent to all the neighbors in an earlier email.
- Thank you to Elaine for once again hosting the annual neighborhood party!
- Linda Greenblatt purchased and is living in Lydia Christian's home at 655 Sand
- Sherri Hammerstad gave a remembrance of former neighbor Paul Plath who died in 2023. Paul had moved to Phoenix, Arizona to be closer to his kids.

Financial Review

Duane reviewed the 2023 financials. The projected year-end operating costs of \$60,492 will be about \$4500 below the budgeted total of \$65,954. The main reason for the difference was lower than budgeted Irrigation Repair costs. With the balance forward of \$32,328 from 2022 and the quarterly dues, the available funds total was 91,403 (also included a \$1,075 insurance claim). The projected year-end balance is \$30,911.

Reserve Fund

Duane discussed a change, approved by the board, in how we manage the Reserve Fund. This fund, required by the State of Oregon for all HOA's, is meant to cover large unanticipated costs and protect members from an unexpected large assessment. One example is if the wrought iron fence along the east boundary with the Eugene Country Club need to be entirely replaced because of damage or decay. Another example is the west boundary arborvitae. These shrubs line the length of the west side of the HOA. They may need to be replaced within the next 5 to 10 years.

Up to now we have often referred to the year-end balance as our "reserve fund". We've been advised if we were ever audited by the State of Oregon, having the Reserve Fund in a separate bank account would bring us into compliance with the requirements. The Board approved a motion to establish a second account at Umpqua Bank and transfer into it \$20,000 from our year end balance of \$30,911. Our balance forward for 2024 will now be \$10,911.

Going forward the goal is to have any balance forward from the previous year added to our quarterly dues to cover our operating costs for the year. The Reserve Fund will remain at \$20,000 unless we decide to increase it in the future.

2024 Budget

Duane provided a summary of the 2024 budget that was approved by the Board. The budget is very similar to 2023 with the exception of the Lawns & Landscape contract with Rexius. We anticipate a 3% increase over 2023. The total budgeted for all Operating Costs in 2024 is \$65,694. The available funds from quarterly dues plus the balance forward from 2023 is \$68,911. If we stay within budget next year, we should end the year with a balance of a little more than \$3,000.

Short Term Rentals

The question was raised this year if the HOA allowed short terms rentals. We looked in the CC&R's and there is a place where rentals are very briefly addressed (Article III, Section 1.c). The language states "no living unit shall be rented for a period of more than 1 year." There is no mention of short term rentals, probably because the last update of the CC&R's was before short term rental became ubiquitous. While the current language limits the maximum rental stay it could be interpreted to allow any rental stay less than one year - even 1 night. There was unanimous agreement from the members at the meeting that we needed to fix the language so short term rental were not allowed. Should we allow 30 day rentals, but nothing less? Should we say no rentals even for one year? This topic generated lively discussion.

Mike Layne noted that since the rental takes place within and on the private property of the owner, it is possible that anything we put in the CC&R's regarding rentals could be ignored and it is also possible there is nothing we could do about it. He suggested we get counsel from an attorney who specializes in HOA legal matters before we start drafting new language for the CC&R's.

If after consulting an attorney, it is decided we should amend Article III, Section 1.c, the Board will compose new language and email it to all members for a vote. Changing the CC&R's requires authorization from 75% of the lots - not homes, 2 houses are on double lots and each of those owners get 2 votes.

Board Member Terms of Service

Our Articles of Incorporation (which can be accessed from our website), set term limits to 4 years. The initial group of board members had staggered term limits from 6 to 4 years so that subsequently the Board always had a mix of old and new members. We have not been following the term limits as established. As a result we have some on the Board who have been there at least 7 or 8 years. To get back on track, the Board encourages anyone in the HOA who has an interest in being on the Board to let any existing Board member know. We currently have seven members but we can have up to nine. The Board normally meets no more than four times a year. In addition, the Board is working internally to establish when individual members who have reached or exceed the 4 year limit will resign and open their position to new members.

Other Items

- Fred was monitoring our EWEB water meter and discovered we are losing 400 to 500 gallons of water a day during the irrigation months when the system is activated. While the cost per day is relatively low (about \$1.50 /day) we would like to stop the leak or leaks. We consulted with Rexius irrigation department and they said it would be very difficult to identify

the leaks - obvious leaks we would have identified by now. The cost estimate was many times higher than the cost of the water lost. These leaks could be underground in the main line or in any of the many valves that control the irrigation system.

- The small flags in the landscape seen around the HOA are the result of Rexius taking an initial step in improving our knowledge of where all the irrigation valves are located. These flags identify control valves for every irrigation zone in the HOA - there are 27 zones. Interestingly, a few of these valves were in valve boxes buried several inches in the ground and covered with lawn! At the very least we now know the location of these critical valves and can monitor them for leaks.
- Duane mentioned the beaver damage to trees along the pond. This damage occurred early in 2023 and caused several trees to be removed. We wrapped vulnerable trees with "chicken" wire mesh up the trunk a few feet. This appears to have eliminated the problem.
- Mole mounds have appeared in portions of the lawn near the pond. We are monitoring but no action has been taken.
- Also, near the pond was large tree that died from disease. We had that tree removed.
- For years there has been a severe wet area at the base of a slope on the south side of the Musial house at 665 Sand Ave. This wet area involves the large HOA lawn in that area. Mowers could not even access part of the lawn and where they did it left deep ruts. This summer we identified some sprinkler head issues contributing to excess water off the slope. Run off from Gillespie Butte is probably a contributing factor. We removed an old French drain that was completely plugged, did some trenching which we filled with gravel and installed a new drain. To date, that work appears to have had a significant impact on the problem.

Duane adjourned the meeting at 7pm.