

**2024 CCW Annual Meeting
Eugene Country Club
Thursday, October 26**

Members present: 25 of 45 individual members; 16 of 27 households

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

Duane started the meeting with the following:

- The 2024 Directory will be emailed to everyone. If there are changes for 2024, let Dave Burtner know,
- HOA irrigation has been turned off. Reminder that all private irrigation systems should also be turn off and back-flow devices checked. The EWEB contractor list for annual back flow device checks will be posted on the web site or contact Duane if you want to receive via email.
- The web site was projected on the large screen to remind everyone of what resources are available to read or download. The web site (www.countryclubwest.org) includes a long list of contractors neighbors have used in the past.
- Thank you to Elaine for once again hosting the annual neighborhood party!
- Duane noted that new neighbors John and Julie Lundquist purchased and have moved into the Wiswall house.
- Blueprints for a few houses in the HOA were stored for years by Bob Loomis and those boxes of prints have lately been stored by Duane. The applicable blueprints were available for owners to take with them. Any unclaimed blueprints will be destroyed.

2024 Financial Review & 2025 Budget

Duane said we managed to stay within the operating budget for 2024 and that included funding our new Reserve account (Money Market Account / Umpqua Bank) with the addition of \$20,000.

The lawn & landscape contract with Rexus (\$45,006) and the irrigation water bills from EWEB (\$7,489) were, as usual, the largest expenses projected by the end of 2024. In addition we had to remove a large dead tree in the grove of trees at the southwest end of the street (near 795 Sand). We hired a highly qualified tree contractor to remove the tree. The cost was \$5,000. We were able to make this payment without taking funds out of Reserve but this project was a reminder that we still have many very large trees within the HOA and the cost of removing them, if necessary, is not inexpensive. The Reserve fund will help protect us from unexpected large expenses in future years.

The 2024 year-end bank balance is projected at roughly \$7,000. This amount will be carried over to 2025 and added to the \$58,000 from our dues for a total operating funds amount of around \$65,000.

The 2025 budget includes a 6% increase over 2024 for the Rexus contract and a 9% increase from EWEB for water. We project total expenses of about \$64,000 for 2025 with a year-end balance of around \$1,000.

The financial documents are included at the end of these minutes.

CC&R Amendments

Last year at the annual meeting we had a discussion about the current Rental section in the CC&Rs (Article III, Section 2, Subsection C). The general consensus was that the wording, focused on longer term rentals, does not adequately address short term rentals (eg. Airbnb, Vrbo, etc.). Earlier this year we sent an email survey to all members asking for them to weigh in on new proposed language that would effectively ban short term rentals. The response was positive so we had our attorney work on language for an amendment. A ballot with the amendment was distributed to those attending the meeting. We need 75% of the lots voting approval for a CC&R amendment to be adopted. One vote per lot. According to our attorney, voting must include a “wet” signature.

We also provided those attending the meeting with a second ballot that simply amends the CC&Rs to allow email voting.

A motion was made to allow a vote on both amendments. The motion was seconded and approved unanimously by voice vote.

Both ballots were passed out and a subsequent counting showed unanimously approval for both amendments. Enough YES votes were submitted to meet the 75% of lots requirement.

Several comments from members at the meeting indicated the Board should develop guidelines for approving a rental variance when owners submit a written request. The Board will develop a rental variance guideline document in early 2025 and submit it to all members.

New Committees

Duane introduced recommendations from a member for two committees.

Emergency Preparedness - This committee has been initiated by Fran Curtis in the adjoining HOA. She wants to work on emergency preparedness issues in conjunction with CCW. The scope of the project has not been defined. It could be as simple as generating a list of homes and people with critical tools and skills to help during an emergency. The Board is looking for anyone interested in participating on this committee.

Archivist - The Board is looking for two or three members to go through up to 10 boxes of paper documents that date back to the beginning of the HOA. Once the contents of these boxes has been sorted into piles of similar documents - invoices, letters, meeting minutes, contracts, bookkeeping, etc - we will then get advice on retention requirements for each category of document. Much of what we have can probably be shredded. This effort is in conjunction with the current practice (since 2014) of keeping all documents in digital files with backups. Once the old paper files have been consolidated, those files we want to save might be digitized so all HOA files will be consistent in format and storage method.

New Board Member

John Lundquist was nominated for the Board and approved by a unanimous vote.

Duane adjourned the meeting a 6:45pm.