

**2025 CCW Annual Meeting
Eugene Country Club
Thursday, October 24, 2025**

Members present: Twenty-two of forty-two individual members; 12 of 27 households.

Board President Dave Burtner called the meeting to order at 6pm.

Initial Comments:

- A new directory was emailed to everyone earlier this fall. Included at the bottom of the second page is the address for the HOA website: **www.countryclubwest.org**. The website includes the CC&Rs, the Neighborhood Guide and other HOA documents. It also includes a list of contractors who have worked in the HOA and are recommended by home owners. In the contractors list is a link to EWEB's list of back flow device testing contractors. A brief history of the HOA written by Elaine Gubrud and Bob Loomis is also on the website.
- Thank you to Elaine for once again hosting the annual neighborhood party.
- Dave shared the names of the new neighbors in the HOA: Paul Weinhold (770), Peggy Hofferber (745), John and Dee Dee Murray (680), Tom Nayar and Jamie Farquhar (650).
- Marlene, Leona, Cheryl, Dave and Duane went through boxes of HOA record dating back to the early 1990's and shredded unnecessary material. Our paper records from the past now reduced to two small file boxes. Records from the last ten years are kept digitally.

I. Lawn Issues

Geese were a nuisance this spring as they are every year. They caused damage to the grass in the pond area, but did not kill it. They also created a mess on the sidewalk with their droppings. No real solution.

Crane flies were a major problem for the first time in years. Larva from crane fly eggs hatch in the spring and eat the roots of the grass - killing it and leaving bare dirt in the lawns. The affected areas were mostly along the street section of lawn north of the pond and to the lawns along the sidewalk in front of homes. To repair the damage Rexius was hired to reseed the affected areas. We will have a spray program starting this fall and again next spring to prevent the same from happening next year.

Crabgrass, a weed, was also apparent in our lawns this year. Going forward we will hire Glass Spray Service to apply a pre-emergent to help control it.

We discussed the costs to eradicate both the crane fly and weed issues. The general consensus of the members was to spend the money to do so.

II. Tree Issues

At the outset of this discussion, there was agreement by the members at the meeting that trees are one of the assets that make our HOA an attractive and desirable place to live.

Crepe myrtle trees, planted a few years ago as we replaced the old flowering pear trees along the street, have become top heavy in need of significant pruning. Trimming all the newer street trees as they mature is a priority. An arborist was hired this summer to prune the crepe myrtle and we expect the need for an arborist to manage growth of these street trees every two or three years in the future.

Pruning and in some cases removal of trees in the HOA is a necessary expense to keep our street attractive and safe. In addition to the street trees, we have large trees in the pond area, a grove of cedars a corner of Sand Ave and some large trees in the common areas behind homes. This year we had the arborist take weight off a large, leaning cedar in a back lawn and remove a stunted cherry tree near the corner.

Over the years sweet gum trees have caused more problems than any benefit they provide. They are not good for grass and they also make a mess with their debris. Many have been removed over the years. One of the remaining, a tree in a backyard common area is impacting the lawn of home in the neighboring HOA and should be removed.

III. 2025 Financials

The 2025 Financials are attached to the email with these meeting minutes.

Historically, our goal has always been to have dues income cover the annual recurring expenses. They did not in 2025 largely because we had an unexpected expense of \$5000 at the end of 2024 to remove a large dead cedar tree. The anticipated balance forward from 2024 to 2025 was significantly reduced. This caused us to dip into the Reserve Fund in 2025 with a \$5,000 transfer - leaving a Reserve Fund balance of \$15,000.

The “grounds expenses” shown on this financial sheet account for the majority of our recurring costs. At the meeting, suggestions were made to reduce these costs in the future. To reduce both our mowing and irrigation bill, these included removing grass and replacing it with plants, install artificial grass, and plant a type of grass that doesn’t require as much water – “turf type” tall fescue was suggested. Most of these suggestions would require a significant up front cost. Overseeding the existing lawn with a grass that would require less water will be explored more as the least expensive possible solution.

IV. 2026 Budget

The Board approved 2026 Budget is a third attachment to the email with these meeting minutes.

The Grounds section of the Annual Recurring costs now includes the annual spray program for crabgrass and lawn weeds. Going forward we will use Glass Spray Service for this work. There will be some variability in the annual expense. If weed growth is less some years we will spend less money on the spray. The amount shown, \$2400, is the maximum we will spend in 2026.

Operating expenses for the coming year are projected to be considerably more than our income from the existing \$500 per lot quarterly dues. Rexius costs have increased by only \$400 while EWEB costs have not increased significantly. However the costs of annual spraying for crabgrass and lawn weeds plus a special spray for crane fly next spring and tree trimming and removal are increased costs that need to be accounted for.

The 2026 Budget is shown with two columns - the only difference is the quarterly dues: our current \$500/per quarter for each lot and \$600/per quarter. It's clear the current dues will not cover the annual recurring costs. The Board approved and recommended an increase to \$600 per quarter for each lot. Inflation has increased by 35% since 2016 which is equal to a dues increase from \$450 in 2016 to \$600 in 2026.

Motion: A motion was made and seconded to accept the Board recommendation to raise the quarterly dues to \$600 per quarter for each lot.

Passed (1 vote per lot): 13 lots voted YES, 0 lots voted NO

V. Reserve Fund

Our target amount for the Reserve Fund is \$25,000. Currently we are at \$15,000. It is the hope of the Board to increase the Reserve Fund in the future to the goal of \$25,000. Tree removal is the biggest potential cost which could deplete this fund further.

Dave adjourned the meeting a 6:50pm