2026 CCW Annual Meeting
Eugene Country Club
Thursday, October 22

Members present: 27 of 42 individual members; 20 of 29 lots

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

Dave started the meeting with the following:

Acknowledged the passing in the last couple of years of early CCW members Polly Jensen, Doug Knecht, Tom Maks, and John Franklin. Mentioned that each of these individuals made significant contributions of time and energy to our homeowners association.

Announced our newest neighbors, Marvin and Carol Berkman.

Announced the birth of Dev to Jamie Farquhar and Tom Nayar. Probably the first baby born to residents living in the HOA.

Lawn Issues

Dave addressed the significant brown areas in our lawn that developed in late May and June. Irrigation time was increased substantially in June on the assumption that the brown areas were due to lack of water. Some areas improved, but most did not. Two lawn experts were enlisted to diagnose the problem. Both gave the same causes 1) a fungus had developed in some area and 2) a non-native grass species in our lawns goes dormant in summer and turns brown. Our 35+ year old lawns have accumulated multiple grass species from seed that blow in and take root in our lawns. Each of these individual grasses has different growth characteristics that make managing the appearance of the lawns a challenge.

The irrigation system is controlled by Dave and Duane so watering can be cut or increased on daily basis depending on weather conditions. The lawn experts who advised us said no amount of water would affect the two conditions we had this year - fungus and dormant grass. They said the only solution was to kill the lawns entirely which would eliminate all the undesirable grass species. New lawns would be healthier and more likely to combat fungus and it would take 5 to 10 years for the non-native grasses to again take root.

A quote of $7000 was received to reseed just one of the backs lawns.

A comment was made that clover looks green all summer and might be a good alternative for our lawns. Another option mentioned is artificial grass which is expensive and has pros and cons.

The Board recommendation is that we don't do anything at this time other than continue to manage the lawns the best we can each year.

Trees

Duane reviewed some of the actions taking this year to address tree issues. A couple sweet gum trees were removed in part because we had a complaint from our adjoining HOA that tree debris was dropping in their yard. Over the last several years we have removed almost all of the sweet gum trees in the HOA.

Duane also noted the newer trees along the street were trimmed to keep them from getting top heavy and drooping over the sidewalks. We have a lot of trees in our HOA which help make it an appealing place to live. To keep our trees healthy and attractive annual maintenance will be necessary going forward.

Over the years beavers have worked on trees along the edge of the pond. Several years ago we installed wire mesh around the trunks of many trees and that mostly stopped the beaver damage. However, an old tree with a very large trunk was not wrapped with wire and over time the beavers worked on it to the point that it fell this year. A few branches have been removed away from the lawn for the mowers, but fortunately the tree fell mostly parallel to the pond. We might remove a few more branches but the city preference is we leave fallen trees at the edge of the pond for habitat.

2026 Financial Review & 2027 Budget

Dave said that we managed to stay within the operating budget for 2026.

As always, Lawns & Landscape and EWEB/Water are the two biggest expenses for the HOA. Irrigation expenses were about 14% higher than budgeted. Also, the irrigation system takes constant maintenance because of its age. Dave and Duane do some of the repairs to the system to keep the costs down. The Administrative expenses for the year stayed close to the budget.

The 2026 year-end bank balance is projected at roughly $1500. This amount will be carried over to the 2027 budget.

For the 2027 budget, Rexius has increased their costs by 5%. Based on what we've heard from other businesses we believe this is a reasonable increase. Rexius continues to do quality work and is flexible and easy to work with. They listen to our concerns and are responsive when we make requests. For example, if the lawns don't need mowing

one week in summer, they will work on other projects instead without additional charges.

The water budget for 2027 is the same as we will have spent by the end of 2026. Irrigation expense varies of course with the summer weather.

The 2027 budget shows two funding scenarios - one with no change to our $600/lot/quarter dues and one with a $100/lot/quarter increase. At our current dues rate we will break even at best, primarily because of the carryover from this year. The Board recommendation is to increase the dues by $100/lot/quarter. Half if this increase will give us a budget cushion for at least 2 to 3 years and half of the increase will be allocated to our Reserve Fund.

The Reserve Fund was used in late 2024 for the removal of a large, dead tree in the cedar grove at the corner where Sand Ave. turns north. The fund now has a balance of $10,200 which is considerably short of our target of $20,000. Using half of the dues increase for 2027 will put our reserve fund at $16,000.

Motion: A motion was made and seconded to increase our quarterly dues in 2027 by $100/lot/quarter.

There was some additional discussion. One member thought the increase should be higher to provide additional cushion for likely increase in costs going forward.

Vote: A vote was called and the dues increase for 2027 of $100/lot/quarter was approved.

Other Business

Thanks were given to Dave, Duane, Cheryl (our treasurer) and the entire Board for the good work they do handling the HOA business.

Elaine had a concern about solicitations that happen through the year. Sometimes unwanted papers are left on doorknobs. This can lead to thieves breaking into homes if the papers are left there when residents are away. It was decided not to put up a sign in the neighborhood saying “No Solicitations” and instead have individual homeowners post small signs by the door bell on their own houses.

Duane reminded people of the 20mph speed limit on our street. He asked all of us to also remind our contractors that work for us of that speed limit.

The problem of some individuals (probably from other nearby neighborhoods) leaving dog “poop bags” under trees or shrubs rather than disposing of them properly was discussed. Signs and cameras were proposed but no action taken.

Dave adjourned the meeting at 6:50pm.