Coyote Springs Community Association

Annual Meeting February 9, 2024.

Held in person at Sisters Firehouse, Community Room.

In Attendance:

Jill Meeuwsen/ Chris Brewer

Tammy & Kelly Martin

Robert Wright

Allan Elliot

Sarah & Chris McDougall

Ann Thompson

Dave & Lynn Virtue

Ken Wells

Linda Wolff

Carolyn & Greg Loving

Larry Sebastian

Naomi Scarberry/ Mark Ellington

Scott Dahlberg/ Sue Grady

Cece Montgomery/ Rex Janson

Teri & Doug Brown

Patti Lahn/ Bob Baker

Andy Hoffman

Michelle & Karl Baldersari

Jennifer & Dann Norton

While we anticipated being able to Zoom, the room did not have internet available.

Note that Chris & Anita Mills and Doug Brown attempted to participate via Zoom.

Call to Order

1. First Order of Business- Board Seat
   1. Noted that Tammy Martin (who filled Cheryl Carlson’s seat) was up Dec 31, 2023. Chair asked if anyone wanted to be on the board. No Volunteers, all in agreement to keep Tammy Martin on the CSCA Board- Term to extend 2 more years.
2. Address Community Issues
   1. Walkway between Norton’s and Baldersaris- this is for utility easement to forest, and community members do not want pedestrian traffic thru- will leave the way it is.
   2. Noted some damage to CSCA pedestrian walkway, and some trees growing near the path that will create root damage in the possible near future.
      1. Ken Wells and Bob Wright noted that this pedestrian walkway is the responsibility of the homeowner whose property is adjacent to that portion of walkway.
      2. The board and DRC will send out an email reminder to upkeep the path in front of those home and keep it clear from bushes/ trees.
      3. The board will also contact the City and ask if they would consider re-sealing the path and update members of the disposition.
   3. Sue Grady mentioned the prevalence of “cheat grass”- and that is is along the backs of all homes along Coyote Springs rd. forest land, as well as along the path and in medians and poses a threat to dogs and other animals that may walk in it.
      1. The board will send out an email asking members to keep this invasive plant at bay- pull it or treat it.
   4. The issue of empty lot maintenance was brought up. Last year the DRC had City of Sisters inspect empty lots and sent out pictures of what sufficient maintenance looks like. Some members with empty lots performed maintenance, and others did not. On the lots that are not adequately maintaining those lots, the DRC will send a compliance letter. If maintenance is not performed DRC will get the city involved and they may fine owners. This is not meant to be disciplinary, but the risk of fire hazard is the underlying issue. Pine needles, dead tree limbs, pine cones must by maintained on empty lots.
   5. Ken Wells brought up the issue of some dead tree limbs on Association property adjacent to his house.
      1. The DRC will engage an arborist to inspect the tree, limbs and give an estimate based on their opinion.
   6. Address Signs- Member asked about address signed in disrepair. Ken Wells noted that address sign repair/ maintenance is incumbent upon the homeowner.

This is what I show for who originally made the signs.. they may or may not still be in business- however, if you need work to your address sign, you can try either of these….

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| MC Smith Sign Co. ”Mike” – address signs | 541-389-2471 |
| Mountain View Heating “Jay” – copper hoods for address signs | 541-389-6714 |

1. Finance
   1. Sue Grady asked about some budget items that included the one time cost to engage the association consultant ($2500), and government fees ($100,$50) and the chair noted that this is the fee that Oregon Secretary of state charges for the association on an annual basis. These fees were in arrears and were paid. The fee is typically $50 per year.
   2. The chair noted that in the previous year, the Board members legal liability insurance, which is typically due in December, was paid last year in January, and again in Dec- this was not a double bill or an increased bill. It was not paid in fiscal 2022 but paid in 2023. Additionally, chair noted that we have been able to cut some costs, for example the storage fees which were approximately 100 monthly- due to the remaining signs were brought to Lynn and Dave Virtue’s house. Snow Plowing has been under budget, and in general, with the current dues at $215 annually, we are beginning to build slightly on reserves, which have historically been under funded. The Board agreed to keep dues at $215 this year.
2. Firewise
   1. Dave Virtue noted that the community has been designated a “Firewise” community. He also explained the basis of the designation and that it is essentially a self-reported program that involves a continual improvement plan for each homeowner, but that It only requires one hour annually of improvement work. There was much discussion about learning and informing community members, what we can do to be more fire safe and create defensible space and how this may positively impact homeowners’ insurability and rates in the future.
   2. Scot Davidson (thru Dave Virtue) noted that our goals should include keeping roofs and gutters clean (pine needles), maintaining decks, and looking for things that create fire hazards that can be easily dealt with. Scot created a 3 year plan for Firewise and the HOA will to update its application in 3 years.
   3. Dave Virtue noted that he has negotiated a discount for the community with Alpenglow, a local business that does window and gutter cleaning. Many members have used AlpenGlow and are very happy with the services. AlpenGlow phone number 541-699-9494- ask for William.
3. Community Engagement
   1. Chair noted that the bi-monthly community get togethers are a great way to meet neighbors and are a lot of fun. Over the past several months there have been several community events hosted by members that were very successful and have brought the community together. The Board encouraged members to participate.
   2. Several members noted that if a member has an issue with a neighbor member that it is best to speak with that member and try to resolve the issue. While the board and DRC can intervene, the best outcomes typically come from just speaking with or asking your neighbor.
      1. Again the Board and DRC feel that face to face communication helps to bring us together instead of creating walls and barriers.
   3. Website
      1. Chair noted that some members have suggested a CSCA website where information can be listed, updates to things like Firewsie, or community events, or even possibly dues payment can be made. Most members in attendance were in support of this and the Board will get a community website underway.