

RTE ASSOCIATION Minutes of Annual Meeting

3/23/24

CALL TO ORDER - President Ed Anady called the meeting to order at 1:10 p.m. The meeting was held at 12378 SE Rowan Ct. Prineville, OR 97754

Board Members / Officers – Ed Anady – President, Tammy Foster – Secretary, Deb Ritchie Treasurer

ARC Members – Rob Foster, Leslie Wood, Lynn Winter

Attending Members Jeff & Lynn Winter (lot 2), Dan & Deb Ritchie (lot 3), Julia Grytten (via Zoom)(lot 5), Randy Reese (lot 6 & 9), Tom & Patty Wilhelm (lot 7), Rob & Tammy Foster (lot 11), Shane & Leslie Wood (lot 12), Ed & Jamie Anady (lot 15), Duke & Christy Cruthis (Attended via FaceTime)(lot 13)

Proxy votes were given: Julia Grytten was given to Randy and Sheila Reese. Art and Ann Easton's proxy was given to Lynn Winter.

- 2023 meeting minutes [link](#) were not read, as the board approved them the board meeting following the 2023 Homeowners meeting.
- Deb Ritchie gave the treasurer's report. We are awaiting interest for March to complete the P&L, but you can view the current report [HERE](#). 2024 assessment report was given by Deb Ritchie, the report can be found here [HERE](#). There was a significant increase from last year due to the Road Seal Balloon Payment (See notes on the assessment sheet). Assessment of \$393.45 this year should be made payable to Round Tree Estates Association and should be dated April 1st.
- Roundabout maintenance volunteers – A request was made for volunteers to maintain the upper and lower roundabout. Sheila volunteered to maintain the upper roundabout. The Fosters and Woods will volunteer for the lower roundabout. [HERE](#) is the SOP for weeding and watering the roundabouts.
- Annual cleanup day - Leslie volunteered to organize the cleanup and BBQ again this year.
- Common Area Changes [LINK](#) to the ballot.) It was decided that we would vote by hand to approve the gate, the parking area, and the gravel trail between the mailbox and the parking area.
 - The gate and parking area were approved.
 - The gravel between agreed to try wood chips that are free first before buying any gravel. The next board will vote on whether to block access by the mailbox.
 - Parking restrictions passed, this prevents ATVs from roaming outside designated areas.
 - Wood chip trail passes.
 - Bench donation passed.
 - Future benches that someone could build or donate passed.
 - Beautification for Aspens (donated) and Willow tree (donated), both passed. Jeff brought up that new trees will need to be watered about 5 gallons at least once a week. It would be recommended to fill the bucket with 5 gallons of water and a hole in the bucket to let it drip in. Each tree will also need deer barrier. The person donating a tree would likely be responsible for the barrier and watering. It was suggested that we purchase 55 gallon barrels for water in the area. This motion can be made by the next board for consideration.

- Picnic table passed,
- horseshoe passed.
- Future signage passed.
- the mailbox and parking area did not pass. We would not need the gravel since we approved the parking area and gate. Ed has access to 10 yards of wood chips. It was
- Residential Gate Code Frequency Change: There was much discussion on the topic of gate code changes. This included suggestions to have a separate code for UPS/Fed Ex that doesn't change (unless there was an issue). There has been frustration in getting deliveries when the gate code changes. Some members felt that a code for contractors that changed twice per year would be good. These additional suggestions will be addressed at a later meeting. the owner's gate code when someone moves out of the neighborhood. **The only thing we are voting on today is regarding the homeowner's gate code. The vote passes to only change the gate code when someone moves out.**
- CC&R change to allow poultry – The link to the ballot can be found [HERE](#). Tammy Foster read an email from homeowners in favor of allowing poultry. Any changes to the CC&Rs require 75% of all homeowners/lots. This would mean 12 out of 15 lots would need to vote in favor. There was discussion regarding the interpretation of this. Some did not realize that not voting would mean a "no" vote. Many felt that it should be 75% of homeowners who voted, and those who didn't vote at all would be excluded. There was some frustration that owners who don't care enough to vote would have a negative impact on the possibility of a majority vote. Ultimately, it was determined that the interpretation would remain 75% of all lots. Motion failed with 8 yes votes, 3 no votes and 4 that did not vote which default to "no" votes.
- Elections for Board Members - Tammy (secretary) or Ed (president) are running for reelection. Deb has graciously agreed to remain as treasurer. There were no immediate volunteers. It was brought up that without board members, our homeowners association would lose it's corporate status. This would impact our non-profit tax status, property values, and liability. In light of this information Jeff Winter, graciously volunteered to be our next President for a term. Randy volunteered for the position of Secretary. All present approved both.