

RTE ASSOCIATION
Minutes of Annual Meeting
4/1/23

CALL TO ORDER - President Ed Anady called the meeting to order at 1:05 p.m.

The meeting was held at 12256 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 & Sheila Reese (lot 6 & 9), Tom & Patty Wilhelm (lot 7), Rob & Tammy Foster (lot 11), Shane & Leslie Wood (lot 12), Art & Ann Easton(lot 14), Ed & Jamie Anady (lot 15), Duke & Christy Cruthis (lot 13)
Proxy vote was given: Julia Grytten was given to Randy and Sheila Reese.

- **The 2022 meeting minutes** were ready by Tammy Foster, approved by Leslie Wood, and seconded by Jamie Anady.
- **Treasurer's report** was given by Deb Ritchie. Paper copies are available today, or you can locate the reports on the website <https://roundtree20220325083006.azurewebsites.net/>. The association still holds Engeseth and Foster's deposits pending the final Estoppel certificate. Deb also explained how the accounts had been broken to provide more detail. Delinquencies – Everyone is paid up through March 31st 2023; there are no delinquencies
- **2023 assessment:** Assessments: \$186.11 due today and are made out to Round Tree Estates Home Association. The document explaining the breakdown can also be found at RTE website <https://roundtree20220325083006.azurewebsites.net/>. Ed explained that the assessment was less this year because although liability insurance and electricity went up slightly, we didn't need a new controller, and we had spray left over from last year, so we don't need to purchase more.
 - **New snow plowing assessment:** We have added \$100 for gas that will be available to anyone who helps to plow Rowan Ct. This amount will be available each year. It will carry over (and not be added to assessments each year) if not used. Ed asked for any questions or concerns over the new assessments, but nobody voiced any.
 - **Road sealing assessment:** There are 2 more years of the current road sealing assessment (\$1,500/yr) before we reseal the road next summer.
 - **Additional assessment for gravel:**
 - Conversation: Ed discussed the new assessment for gravel for the road to maintain the edge. There are still about 5-6 yards remaining. Do we want to have an assessment? It was argued that we could just rake up the existing gravel up to the edge, but some felt that it would cause more mud. Dan suggested a road maintenance fund. The maintenance would be for anything that has to do with the road. He would recommend an ATV attachment for sweeping the road, crack repair, gravel, etc. Ed had concerns about a general fund and how we decide what we spend it on. Shane recommended that equipment be separate from maintenance like crack seal and gravel. It was decided that starting next year, we will add a road maintenance fund. For this year we will just vote on the gravel fund.

- o **Vote #1** - Does the community want a new assessment for Rowan Ct road shoulder gravel? The approximate community cost would be \$350 per 3 years or \$7.78 per lot per year (350/3/15). With a 'yes' vote, each lot would be assessed \$7.78 per year, and every three years a truckload of gravel will be purchased to shore up Rowan Ct shoulder. A 'no' vote will do nothing. **Motion passes 10-1.**
- **Architectural Committee Report** – Rob Foster updated us on ARC activity. There was only one Estoppel completed this year (Winter). There have been several landscaping applications approved. If you have landscaping plans, here is the link to the application. <https://roundtree20220325083006.azurewebsites.net/Docs/LandscapingPlanApplication.docx.html><https://roundtree20220325083006.azurewebsites.net/Docs/LandscapingPlanApplication.docx.html>. Lynn encouraged everyone to go to the website and check out the forms.
- **Common area application** – Ed went over the existing common area form. It is a short form to be completed if a homeowner wants to make an improvement to the common area. The examples given were disc golf, horseshoe pit, bench, trails, etc. Randy suggested instead of random changes, that perhaps we should have a 5-year plan for developing it. Dan suggested that we not call it a common area and instead call it Round Tree Park. There was much conversation around this topic. The suggestion seems to be that we form a committee for a long-term plan. Sheila moved that a formal committee is formed, and Ann seconded the motion. **Vote #2** – Do we want to create a committee to oversee a 5-year plan? **Motion passes 10 yes and 1 opposed.** The board will initiate asking for volunteers for the committee by email after the next board meeting.
 - o Boulder removal from trail - Dan submitted a boulder removal to access the common area near the mailbox. The board already approved this so work can start.
- **Reallocation of gravel to Little Lending Library** – The board discussed this at the last board meeting, which was approved.
- **Little Lending Library Update** - Ann updated us on the lending library. Thank you to Ann, Sheila, and Lynn, who were on the committee, and thank you, Art, for building it! The Lending Library is located between the Winter's and Ritchie's lots. The installation will happen in the next couple of weeks. They are waiting for the utility location before digging the hole. Thank you to Art and Ann for donating fill dirt and materials. The committee provided a brochure with some basic rules for the library. It is self-monitoring, with no censorship, but please use common sense when adding books. All materials and labor were donated, so there was no cost to HOA.
- **Keypad protection** – We have had several instances of the keypad being hit and knocked over. At this time no permanent damage, but we feel that placing a boulder in front of it may deter people from getting too close. Tammy spoke to our insurance agent to ensure that there wouldn't be any liability placed on the HOA should someone hit the boulder. The agent explained that the liability would fall on the driver. He suggested we may want to place a trail cam if it is a chronic problem. Per the discussion at the meeting today, we don't feel we need to do that.
- **Interest in pursuing additional parcel lockers** – It was discussed that perhaps adding additional parcel lockers would help reduce the number of trips to town to pick up packages. But, because the parcels are limited in size and are quite expensive (\$2,000-\$2,500), there is no interest in pursuing it at this time.
- **Volunteers for roundabout maintenance** - Ed asked for volunteers to maintain (weed control and watering) upper and lower areas. Tom and Sheila agreed to maintain the upper area and Jamie and Lynn will maintain the lower area.

- **Road seal update** – Tammy has had difficulty getting bids for sealing Rowan Ct, but will continue to call around. Ed states that he has a contact. Randy encouraged us to get bids now for next summer, since it is so hard to get someone to bid on it. When we get the bid, he would like us to ask the company if they would offer any discounts to homeowners who want to seal their driveway aprons at the same time. He also wanted us to ensure that they include filling the deep cracks in addition to sealing.
- **Republic Services** use of chains – Because Republic uses chains 2-3 times each year in the winter to pick up garbage, there is concern about damage to the road. There was discussion on whether to ask them NOT to come up Rowen Ct if they are using chains. This may mean that homeowners are still charged for the week (we don't really know at this time). Because we are voting on it today, we decided to assume we would still pay for the pickup. **Vote #3** - Do we want to ask Republic Services not to pick up garbage on days they use chains on their trucks? A 'yes' vote may prevent garbage and recycling from being collected if Rowan is snowy or icy. A 'no' vote allows garbage and recycling to be picked up with chains and may damage the road. **Motion passes 10-1 to ask Republic to NOT pick up garbage on days they chain up.**
- **Annual Cleanup Day Update** – Leslie shared the results of her email with dates for the Annual Cleanup Day. It appears June 24th at 9:00 am works for most people. Shane and Leslie have graciously offered to host a potluck lunch after the work is done. They will provide the main course and the rest of us will bring side dishes to share.
- **2nd Annual Garage Sale** – There is interest in having another garage sale this year. Although this is a homeowner lead event, Tammy will place an ad in the Roundup and Facebook this year. We will try and coincide with PLA -1's neighborhood sale when that information is available.
- **Who wants to host next year's meeting?** Thank you, Jeff and Lynn, for offering to host next year.
- **Ed opened the floor for any other questions-** Jeff asked if he could put rocks along the road so contractors don't go off the road and mess up the rocks. It was suggested that if someone is building, maybe we have some signage to stay off the shoulder or put it back on the contractor. It will be left up to the homeowner. We are going to pull the current rocks that are along the road.

The meeting adjourned at 2:41.