

Round Tree Estates HOA

Board Meeting

April 30, 2023

Present: Tammy Foster and Ed Anady

Deb Ritchie could not attend but sent financial information – Balance Sheet, P&L, and Transaction Details showing everyone paid in full for this year's dues. Reports available at

<https://roundtree20220325083006.azurewebsites.net/>

Asphalt - We reviewed the bids for asphalt sealing, we are still waiting for the bid for Tri-County paving and at least one more. Action item, Ed will contact the paving company for a third bid.. According to a bid that we have, our fund will be around \$2,000-\$2,500 (according to current bids) short for the 2024 project. The board will let homeowners know as soon as possible what the additional assessment will be as our bids come in.

It has been suggested by a homeowner that we seal the road more often than every 6 years. We will add this to the agenda for 2024 to discuss and vote. The board wants homeowners to know there will be an additional assessment to cover the additional cost for seal coat next year. We would like to fill the cracks this year. The crack fill will include cracks at each driveway apron where it attaches to the road. We will check with Deb to see if we can borrow \$600 from the seal fund to have cracks sealed this year. According to the bid, this would be \$600. We will borrow \$600 from the seal fund to have cracks sealed this year. If we go with Central Oregon Asphalt, they would not charge us for sealing cracks next year if needed. We are waiting for two additional bids to be reviewed at the next board meeting.

Common Area application - we did vote to put together a committee for the Round Tree Park at the annual HOA meeting. Per the bylaws, there must be a period before a vote can be held for future votes.

1. 0.12.2 The Board of Directors shall provide Owners with at least ten (10) days' notice before written ballots are mailed or otherwise, delivered. If, at least three (3) days before written ballots are scheduled to be mailed or otherwise distributed, at least ten percent (10%) of the Owners petition the Board of Directors requesting secrecy procedures, a written ballot must be accompanied by a secrecy envelope, a return identification envelope to be signed by the Owner, and instructions for marking and returning the ballot. The notice shall state the general subject matter of the vote, the right of the Owners to request secrecy procedures, the date after which ballots may be distributed, the date and time by which any petition must be received by the Board requesting secrecy procedures and the address where any petition must be received. Notwithstanding the applicable provisions of paragraph (c) of this section, written ballots that are returned in secrecy envelopes may not be examined or counted before the deadline for returning ballots has passed.

However, the board agrees that the committee is a good idea, and the vote will stand. Randy Reese and Lynn Winter have volunteered to be on the committee. The board feels that there should be a third person. The committee can select a third member. The board will define the parameters for the committee. All decisions the committee makes must be approved by the board, as they are responsible

for the common area. The committee must complete the common area use proposal application, including any associated costs.

Keypad protection – It was decided that boulders removed from the common area path will be moved to the keypad to protect it.

Garbage pickup for “chain up days”, Ed will contact Republic closer to winter to ask them not to come into the neighborhood those days.

The meeting minutes were discussed and approved. The meeting adjourned 12:47pm.