

Round Tree Estates HOA

Board Meeting

November 11, 2023

Present: Ed Anady, Tammy Foster, Deb Ritchie, Lynn Winter, Randy Reese

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

1. Previous Meeting Minutes Approval – Minutes were read by Tammy and approved.

2. Financial Update-Deb provided financial update. There is \$377 in the rainy day fund as well as a \$384 excess for this year that could be moved to the road fund to help lower the overage on dues for 2024. The Oregon Corp Division bill has not come to me (Tammy) for the annual fee of \$50. Tammy will go to the website to see what email is on file or where the bill is. Ed will set up a calendar of when all bills are due. Here is a link to the current financial report. **Insert Link**

3. Community Property Poll Update-

- Attorney Letter about ad-hoc voting outside of meetings without adequate notice. See attorney letter here. [CommonAreaClarification.PDF \(roundtree20220325083006.azurewebsites.net\)](#)
- Lynn asked if the Common Area committee stayed within the parameters set by the board. Ed agreed that they had with the polling of homeowners.
- Lynn went through the polling results. **See below.** These are only polling results and do not indicate any decisions being made. Recommendations will be made after the next meeting of the Common Area committee. This will include the plan, timeline, and associated costs.
- An interesting point was made as to why we would want to make improvements to the common area as opposed to putting features (pavilion, sports courts, etc) on our own property. Future improvements do not cause property tax issues since we don't have property taxes for the common area. If homeowners were to add improvements, their property value would be affected and, therefore, raise their property taxes. (Ed's Note: This is generally not an issue since Oregon assessed values are limited to (I believe) 3% per year and our real values are already greater than our assessed values.)
- Deb presented a question of liability insurance. Does our insurance cover things like a pavilion or pickleball court? Tammy can contact the insurance company and ask the question. What effect would having these things have on our coverage or premiums?

4. Schedule Next Board Meeting – Next board meeting will be February 7th, 2024.

Our plan: The committee will begin to work out a 5-year-stage plan based on the results of the polling. Note that there is no intention to add anything to be voted on to raise the 2024 assessments. Each addition to the common area will be voted on separately during the annual HOA meeting. It will include the following to be considered for each vote:

- 1. Cost of installation - by donation, volunteers or included in future assessments**
- 2. Maintenance required and frequency - add items to the annual cleanup**
- 3. Year the activity will be pursued**
- 4. Overall layout map of additions - Plan can be adjusted as needed by the HOA**

The committee would like the following input from the board:

1. When does it need to provide the information for the agenda that will be sent out for the 2024 HOA meeting? **Two weeks prior to board meeting last Saturday in March. This would include any costs associated. It was agreed that the 1st of March would be ideal to have this information.**
2. Are there any other considerations that it should provide for each additional vote?

RT COMMONS - Polling Results:

- 13/15 Lots responded
- 2/13 Lots desired to “Leave as is” as only marked choice
- 11/13 Lots responded favorably to moving forward with ideas
- Items already donated: Bench, Gate

Rollup of all input based on Priority		
Priority	Item	Top priority is "Trails" (there were 5 lots that selected it as Number 1 Priority)
#1	Trails	5
#2	Tied Benches & Beautification	3
#3	Tied Benches & Picnic tables	2
#4	3-way Tie Pavilion & Benches & Storage	2
#5	Horseshoes	4

Weighted Rollup of all input		
Place d	Item	Total Score
1 st	Trails	28
2 nd	Benches	20

3rd	Beautification	19
4th	Picnic Tables	15
5th	Pavilion	13
6th	Storage	11
7th	Horseshoes	6.5
8th	Water	6
9th	Volleyball & Badminton	3
10th	Cornhole	2.5

Other ideas submitted: Bird nesting boxes, Pickleball court, Pool