

MINUTES OF THE WRHA ANNUAL MEETING, SEPTEMBER 13, 2021

For the second year in a row, the WRHA Annual Meeting, which is normally held in April, was cancelled due to the ongoing COVID-19 pandemic. In lieu of an annual meeting, Board members notified homeowners of the cancelled meeting via the Spring issue of the WRHA newsletter and solicited homeowner comments and concerns through email.

Board members met outside at the home of Ray Miao on September 13, 2021 to approve the prior year's Annual Meeting Minutes (consisting of electronically submitted committee reports due to the pandemic) and appoint a new Board member. Board members present were: Ray Miao, President; Pat McCabe, Vice-President; Caroline Marks, Secretary; and Mark Marshall, our newest member and Member at Large. ACC Committee member Ron Carver was also present, as was homeowner Brian Firebaugh. The WRHA Treasurer, Lavonne Broadbent, was not able to attend the meeting.

The meeting was called to order at 1:10pm.

The 2020 Annual Meeting Minutes were unanimously approved.

The Board appointed new Woodside Ranch homeowner, Mark Marshall, to the Member at Large position. Once another vacancy opens up on the Board, Ray stated that a past member would be willing to step up again and assume a Board position.

The 2020 year end financial reports were submitted by Lavonne prior to the meeting and were approved by the Board.

Ray Miao spoke about the desire to revive the Social Committee and combine it with a Welcome Wagon position. Pat McCabe has been busy working to recruit new members to assume the responsibilities of the Social Committee/Welcome Wagon.

The topic of high real estate values and high homeowner turnover in Woodside Ranch was discussed. Some newer owners may not be receiving all Association correspondence due to the fact that we do not have their information. Mark and Caroline agreed to get the most recent homeowner master list from Lavonne and start cross checking it with the Deschutes County database, DIAL, for up to date owner information.

Non-compliance issues in Woodside Ranch are once again testing the limits of the WRHA. Another perimeter fence has been erected on Pine Vista. The Board discussed our inability to enforce the CC&Rs on this type of violation, mainly due to our lack of funding to pursue legal action. For CC&R violations, the Board discussed how to educate new homeowners on the importance of upholding the values the creators of Woodside Ranch envisioned and that which are outlined in the founding documents. With that pronouncement, it was decided that the next newsletter would share some sort of historical Woodside Ranch and/or CC&R related topic, in an effort to garner voluntary compliance and make owners more aware of why the CC&Rs are

so important. The materials circulated to new homeowners by the Welcome Wagon Committee would also highlight these values.

Above all, the Board agrees that the most preferred and effective means of seeking compliance revolves around notifying Deschutes County of certain County Code violations.

Other topics for the Fall newsletter were also discussed. The Board wanted to make another appeal to join the Social Committee or Board, alert homeowners to another ½ off FireFree event, and provide an update on China Hat. The Fall newsletter will be published sometime in October.

The WRHA will pursue the implementation of Google Workspace for Nonprofits as a means to streamline our inner workings as an organization.

The following committee reports were provided, respectively, by ACC Committee member Ron Carver and Fire Safety Committee member, Ray Miao.

ACC Report

The ACC reminds Woodside Homeowners that there are six Phases comprising Woodside Ranch, all with their own similar sets of CC&Rs. While the rules and regulations are set forth by each CC&R for a particular Phase, there was no mention of a Homeowners Association for their enforcement in the original documents. The Woodside Ranch Homeowners Association (WRHA) was established after the fact to address this error of omission. However, an Amendment to the CC&Rs was necessary to legally bind the Association to the CC&Rs and a vote was taken to accept or reject this Amendment in 2009. The result was acceptance of the Amendment in Phases 1 & 3, while it did not pass in Phases 2, 4, 5 and 6. This meant that the Association had authority to administer the CC&Rs in Phases 1 & 3 only. However, the ACC is willing to provide review if requested in other phases but has no authority for oversight in phases other than I & III.

The ACC is composed of three members, Ron Carver and Amy Smith from Phase I, and Tom Hall from Phase III. We are fortunate to have the knowledge and expertise of Amy Smith, who is an architect.

Since the last Annual report in April 2020 the ACC:

- Reviewed & approved a custom home in Phase I.
- Notified a homeowner by letter that they were in violation of CC&Rs and ACC guidelines in Phase V regarding keeping property in a clean and attractive manner and having a fence for a dog run not meeting standards.
- Reviewed and approved design plan for a pole barn/shop/vehicle storage structure matching existing house in Phase III.
- Reviewed and approved free-standing workshop with colors, roof & siding matching existing house in Phase III.
- Dealt with an issue of homeowner in Phase I constructing a perimeter fence in an unapproved manner not consistent with what the homeowner has previously submitted to the ACC.

- Reviewed and approved a free-standing RV garage in Phase III with roof and siding to match existing house.
- Reviewed and approved a security fence on back half of a property in Phase III meeting the Architectural Guidelines of the ACC.
- Reviewed and approved a free-standing RV barn in Phase III with colors and siding closely matching the existing house.
- Reviewed and approved a request of a homeowner in Phase III to remove 5 Ponderosa pine trees overhanging the 2-story house – for fire reduction to the home. In addition, advised the homeowner against use of a woodstove on the outside patio due to fire risk on Woodside. Informed the homeowner of the ACC Guidelines regarding fire pits and Deschutes County Ordinances regarding woodstoves.
- Responded to a homeowner in Phase III about changing the roof. Informed homeowner that plans were appropriate and within the ACC Architectural Guidelines.
- Approved by e-mail a request of a homeowner in Phase I to remove a large Ponderosa pine tree close to their house with multiple forks and some splitting causing concern about withstanding a storm and falling onto house.
- Responded by e-mail to an inquiry from a homeowner in Phase I about solar panels. Informed that the ACC Guidelines state “Energy conservation is encouraged. Solar panels are allowed; care must be taken to prevent reflection and placement adversely affecting neighbors”.
- Notified a homeowner in Phase I that the homeowner was in violation of the CC&Rs & ACC Guidelines in failing to obtain ACC approval when constructing a perimeter fence on the property.

Fire Safety Committee Report

77 homeowners participated in a sweat equity program creating defensible space around their homes. Homeowners removed ground and ladder fuels, limbed trees up at least 6 ft and thinned stands of pines and brush including along driveways and evacuation routes. We removed 5,800 cu yds of fire fuels from an estimated 35 acres.

Woodside Ranch Homeowners Association contracted with 4 Brothers Tree Service for hauling and removal of all debris and final clean up of street sides. The total cost for the cleanup was \$16,000. Participating homeowners contributed \$150 each or a total of \$11,550. WRHA contributed \$2,450 and a \$2,000 grant from Deschutes County Commissioners made a total of \$16,000.

Caroline Marks has joined the Fire Safety Committee along with Brian Firebaugh and Ray Miao. The committee is planning to submit an application for another grant from the County for the 2022 cleanup. We anticipate the FireFree days at the landfill will be April 30 – May 15, 2022. We are negotiating with 4 Brothers Tree Service to perform the cleanup again.

Thanks to all the homeowners who participated and to all those who created defensible space on their own.

The meeting was adjourned at 2:53 pm.

Submitted by Caroline Marks, WRHA Secretary.