

Minutes of the WRHA Annual Meeting, April 29, 2014

The meeting began at 6:00 pm with a 30 minute social sign in at Nativity Lutheran Church. 33 homeowners were in attendance. Board members present were: President Brian Firebaugh, Treasurer Pat McCabe, Secretary Mike Broadbent and Member at Large Patty Christopher. VP, Cathy Payne, was unable to attend.

The meeting was called to order at 6:30. The Board members and Committee members were introduced:

ACC: Dr. Jim Powell, Dr. Ron Carver, Danielle Sullivan

Welcome: Patty Christopher

Fire: Ray Miao, Pat Pease, Brian Firebaugh

Noxious Weeds: Rob Evans

Traffic and Safety: Dennis Krakow

Copies of the minutes from last year's Annual Meeting were available for review. Brian Firebaugh made a motion to approve the minutes and Pat McCabe seconded. The minutes were approved by voice vote.

The Treasurer's Report was distributed and reviewed. Sally Heise asked about the difference between the Actuals and the Proposed Budget for the upcoming year. Brian Firebaugh made a motion to approve the budget and Mike Broadbent seconded. The budget was approved by a voice vote.

Committee Reports were next on the agenda. Ron Carver from the ACC highlighted the various achievements and issues faced by the ACC during the past year and the results from these efforts. Of note was the updates to the Architectural Guidelines, especially in regards to the inclusion of some types of metal construction materials in WR. These Guidelines are available by request and are also published on the WR website.

Dr. Carver also singled out Dr. Jim Powell of the ACC for his diligence and dedication to the WR community through his work on the ACC. The thoroughness and professional manner in which his written reports are presented has always been top notch, as those of us who have had the occasion to be involved with them can testify. Thanks to Dr. Powell for his continuing efforts on behalf of the ACC and for the community in general.

Patty Christopher was introduced as the new Welcome Committee chairperson and briefly outlined the contents of the Welcome Packet distributed to new homeowners to get them up to speed as soon as possible on the CC&Rs, county ordinances regarding dogs, contacting the ACC with new construction plans, etc. New homeowners were encouraged to contact her if they had yet to receive their packet. Patty is a natural at this job and is ever effective. Congratulations to her on her good work.

Brian Firebaugh mentioned the importance of annual dues as the WRHA's single source of operating revenue, pointing out that even though they are due January 1 of each year, its never too late to send them in.

He also reported on the Spring Cleanup Event, stating that thus far, 110 homeowners have registered. This number is compatible with last year's participation and is a sign of Woodside Ranch's commitment to wildfire safety.

The government grants that have been available in the past are no longer available and the burden of

cost for the FireFree effort falls on the homeowners. Participating residents are asked to share the cost of the project, with help from a \$3500 grant from the Deschutes Rural Fire Protection District #2. Thanks to Manager Tom Fay for this grant.

It was requested that debris piles not appear curbside before the first of the year and preferably not until March 1, as they constitute a hazard and are unsightly. The Board was contacted by the Deschutes County Roads Dept regarding debris piles spilling into the driving lanes in some areas of WR. Please be mindful of this when clearing your property.

The WRHA has contracted again this year with Sisters Forest Products, LLC to do the work. They were very thorough last year and we are glad to have them back for this year's effort. The cost of their services has increased slightly but fees to homeowners will remain the same as long as we can afford it.

Woodside Ranch has been in the process of pursuing Firewise Community status and hope to be designated as such this year, if possible. Fire Committee member, Ray Miao, has agreed to spearhead the mostly completed effort to help the community qualify for this neighborhood designation.

The focus on reducing wildfire fuel within our community is due to the requirements of SB360 and the fact that WR is in the Forestland/Urban interface and has an extreme fire risk rating. Each homeowner must certify that they are in compliance with SB360's defensible space mandates every five years or with change of property ownership. There are several Certified Assessors in WR who will conduct a free evaluation upon request.

The CC&Rs for all six Phases in WR explicitly ban all outdoor burning at any time, county permit or not. Outdoor burning has been strictly prohibited for 40 years here and we respond to all reports of burning in WR.

The annual Summer Social will be hosted by Pat McCabe again this year. The date will be sometime in August. Check the upcoming Summer Newsletter for complete details. Thanks to Pat for hosting.

The WRHA has an official website that hosts all manner of documentation, information and updated news of interest to WR. Please visit at: www.woodsideranch.net.

The Garden Group is gearing up for a new growing season as the weather improves. Lynda Paznokas will be passing the leadership role to another yet-to-be-determined member. Thanks to Lynda for her support of the Garden Group and continued participation.

Responsibilities of dog owners were outlined, along with instances of light pollution and speeding. All relevant county ordinances are link to on our website.

Three Board terms were expiring this year. Cathy Payne has served as Vice-President for two years and is not seeking reelection. We thank her for her steady service and wish her and Kip well. Treasurer Pat McCabe and President Brian Firebaugh were also at the end of their terms and, in the absence of nominations from the floor, agreed to new two-year terms. Linda Dixon had declared herself available to serve a two-year term previously and all three candidates were approved by voice vote. Congratulations to all. The first meeting of the new Board is pending.

Judy Rotondi gave a recap of recent news articles relating to Roats Water System's plans to expand their local water utility coverage to several surrounding neighborhoods. Judy and Rich have been spearheading the effort to monitor plans for a proposed new above-ground water tank at the upper well site in WR. We do not want to be a storage facility for water destined for outside communities and

Judy proposed the formation of a new committee for this purpose. Jim Powell is the official point man for the WRHA in this regard and Judy will contact him about this matter. Thanks to the Rotondi's for their diligence on the community's behalf.

The featured speaker at this year's annual meeting was DCRFPD#2's Executive Director, Tom Fay. Tom gave a history of the Fire Protection District and event that have led up to the current state of affairs. His main focus was the upcoming Levy that voters will decide and what it means to the Bend community at large.

Also presenting and answering questions was Deputy Chief of Operations, Bill Boos.

After the main presentation, both fire officials fielded questions from the attendees. June Nachand gave a testimonial in support of the excellent service provided by the District when they responded to her plight after slipping on ice in February at her home.

Thanks to Tom and Bill for taking the time to address the WRHA's Annual Meeting on such an important issue and for the DCRFPD#2's grant to WR to help fund the Spring Cleanup Event.

The meeting was adjourned at 7:55 pm.

Submitted by Brian Firebaugh on behalf of Mike Broadbent.