

Diamond Summit at Leisure Woods II
Homeowners Association Annual Meeting Minutes
May 18, 2005

The meeting was called to order at 10:30 by President Randy Groves.

A roll call of the board was conducted with Randy Groves, Mark Keith, Art Benefiel and Mike Murray present. Steven Trono was absent.

Randy then welcomed everyone and introductions were made.

Proof of Meeting Notice was formalized.

A reading of last year's minutes was made. There were no additions or corrections. Syd Benefiel moved and Richard Siragusa seconded a motion to accept the minutes as read. The motion passed unanimously.

The following are the officer reports:

President: Our major contract is for snow removal. Richard Siragusa provides the service and has the winter '05-'06 contract ready for signing. There is no increase over last year's contract. The board will review and vote on the proposed contract after the association meeting.

The association website is up and running. We wish to thank to Greg Aitken for setting it up and maintaining it. The address is www.diamondsummit.org. It is the intent for the site to serve as an information conduit for the homeowners of the association.

The Royce Mountain thinning project is underway. The portion of the project directly relative to us is that the National Forest System land adjacent to our eastern boundary is being thinned and hand/machine piled. The U.S. Forest Service (FS) has authority over the work.

In conjunction with this work an egress to the north is planned for construction. Richard Siragusa is working with the FS for the access location and construction. The egress is not a public access, but an entry/exit in cases of emergency.

There is a field trip, coordinated by the Crescent Ranger District, Deschutes National Forest, of the project area scheduled for July 9. It was believed the trip will originate in LaPine. Contact Muriel Boehm (sp?) at Crescent Ranger District for particulars.

We now have insurance to cover the board and common areas. Randy did not have the particulars with him but stated the policy was with an independent agent in Bend and is approximately \$2400/yr. We do not have any coverage in the event of a reservoir failure.

Secretary: No communications or issues have been sent to the association.

Treasurer: We have had income of \$29,770, bills paid out of \$26,625, adding \$3,045 to our account balance. Current balance is \$14,150.

Bills for the year seem in line with past years.

Tim Duy made the motion and Gail Holmes seconded the Claim of Agreement on the Treasurers Report. The motion passed unanimously.

President Groves then provided general reports.

We have had numerous problems with the water system. They have centered on the telemetry. The developers are taking care of the problems. The board has not “signed-off” (I.E. agreed to take control and responsibility for the water system) yet. The board feels as though the system should be in full working order with a history of uninterrupted service before such control is assumed. The board has provided the developers with a list of concerns about the water system and has requested the items be fixed/addressed prior to our association taking control.

Mark Keith has met with one of the developers, Pat Gisler. They are reviewing a possible alternative telemetry system that may replace our existing one. Pat will pay for the conversion if it is deemed a better system.

Randy Groves provided an overview of our water system and a general discussion followed. There was a general consensus that our association should receive an “as built” set of drawings for the system and seek some type of warranty prior to sign-off.

Backflow testing is required for each backflow device each year. It is ultimately the responsibility of each landowner hooked up to the system to have the annual inspection performed and provide documentation. The board proposes to enter into an agreement with a service provider to check all backflow devices. A fee equal to that charged by the provider would be added to the yearly association fees to those hooked up to the system. This would facilitate the yearly backflow test requirement for all parties. The board will put such a proposal to the association as a future ballot item.

Richard Siragusa brought up the idea of installing water meters. The current system has the capacity to provide only 200 gallons of water to each lot per day. If owners begin landscape watering or using their residences for large gatherings usage may exceed capacity. The meters may help ensure compliance with water allotment. Meters, while not needed now due to the number hooked up, may be required at some later date.

Heather Wallach gave an overview of the state of our Codes, Covenants and Restrictions (CCR's). She has been working on a revision of the CCR's as they are not well written but should serve as our "constitution". Heather is experienced in the development of such documents. She would like to adapt ours utilizing sets she has used that she believes are good. She requests input from any landowner as to specific concerns that might be written into the document. Her email address is hwolloch@dgnmw.com.

Greg Aitken provided more information about the association website, www.diamondsummit.org. If anyone has content/format concerns let Greg know. There are plans for an email newsletter when items important to the association come up or webpage updates are made. There will be a link to owner information and board news.

The board plans on looking into creation of an Architectural Review committee upon completion of the CCR's and any Bylaws changes. Currently the board reviews all building plans for compliance.

Randy then opened to floor for new business.

For general information, the associations on the mountain are formed based on the water systems. Road responsibility is also by association.

The middle section association is concerned about use as we use "their" roads to access our properties. Concerns of maintenance costs and speed are primary. A Roads committee has been formed between the two associations to look into the concerns. Our representatives are Randy Groves and Mike Murray. We may be seeing speed bumps in the near future.

There will be future discussion on signage. A committee made up of Dick Carlson and Gail Holmes has been created to bring issues to the fore.

There was also discussion on right-of-way use and abuse. There continues to be concerns about movement of construction equipment and the effect on roads and road edges. Wear and tear is becoming a problem in some areas.

In addition, vegetation encroachment is causing degradation of the roads in some locations. It is requested that each homeowner be responsible for remove encroaching vegetation on their lots. This will go a long way in maximizing road longevity.

There were no new committee assignments pending changes to CCR's and bylaws.

All board positions will be up for reelection next year. At this time Randy, Mark and Art do not plan on rerunning. Board positions are elected; then, the elected members decide which offices each will hold.

Mark Keith, Richard Siragusa and Bob Gunderson have completed Firefighter I, 1st Aid and CPR training. Fire season is here. Please be careful.

Dick Carlson requested a current copy of association document for CCR's and bylaws.

A motion to adjourn was made by Dick Carlson and seconded by John Bamber. The motion passed. The meeting was adjourned and 12:23 pm.

Respectfully submitted,

Arthur N. Benefiel
Secretary, Diamond Summit at Leisure Woods II, Homeowners Association