

# Diamond Summit Homeowner's Association

## Executive Board Meeting

### July 23, 2011

Meeting called to Order by Presiding Officer Dick Carlson

Roll Call: Dick Carlson (Treasurer/Presiding Officer), Tracey Windom (Secretary), Sally Murray (At-Large) and Lee Balzer (At-Large) were present. Absent was Gail Holmes (President). Attendance established a quorum.

Reports:

#### Secretary Report

-Previous minutes from March 26, 2011 Board meeting had been distributed in advance of the meeting and were presented here in written form.

A motion was made by Dick to accept minutes as written.

The motion was seconded by Tracey.

Motion was approved by unanimous vote and will be posted on the website.

-Previous minutes from May 28, 2011 Annual meeting had been distributed in advance of the meeting and were presented here in written form.

-Need to correct the date of previous annual meeting to 6/19/10 instead of 6/19/11

-Need to correct the date of next board meeting to 7/23/11 instead of 8/23/11

A motion was made by Dick to accept minutes as corrected.

The motion was seconded by Tracey.

Motion was approved by unanimous vote.

#### Treasurer Report

-Current Financial Review

- Current bank balance is \$59,388.10.

- A few invoices for repairs need to be paid

-Member Accounts

-Overdue accounts have been reduced from approximately \$43,000 down to the teens.

-We will not know exactly where we are at until the end of July when dues are due, Dick will distribute new balances at the end of the month.

-Other Financials

-A financial review/audit is being arranged for fiscal year 2010/2011

-Annual corporation filings have been done

-Questions were raised on whether we needed to have 2 financial accounts. We will seek counsel on this question.

A motion was made by Dick to accept Treasures report with questions noted.

The motion was seconded by Tracey.

Motion was approved by unanimous vote.

## Old Business

### -Water System

- Completed annual backflow tests on 7/22/11, all backflows passed. We now have 41 hookups.
- We have a backup pump that is ready to be replaced. A pump that was not being used will be used to replace this backup pump.
- Telemetry floats relays failed and it cost about \$1100 to replace.

### -Snow Clearing Status

- Two proposals were submitted. These proposals were reviewed by Dick, Gail and Tracey. A decision was made to go with Little River Backhoe LLC.
- We have received multiple inputs from members on this matter. We appreciate and do take into account these inputs.

A motion was made by Dick to accept Little River Backhoe LLC for the snow removal contract. The motion was seconded by Tracey. Motion was approved by unanimous vote.

### -Water Rights

- We are moving ahead in the process of converting our water rights to our well. Everything is still looking promising.

### -Architectural Committee

- Volunteers are being sought to work on the process and requirements.
- Gail is working on a proposal for the rules and regulations. These will be included in the website documents.

## New Business

### -Board Protocol

- We received a legal opinion that we can't allow a cell tower in our HOA without a change in our CC&R's. Although the language suggests that the board has the authority it could be debated.
- We received a legal opinion that we can only have 3 voting members on the board. We can still have as many people on the board as we wish but only 3 are voting members.
- We will probably be going to the members of our HOA with votes on
  - Commercial use of a lot
  - Accounting requirements
  - Architectural rules and regulations
  - Quantity of voting board members allowed

### -Members Input and Concerns

- Concern discussed access to minutes from meetings. You can always access the most recent material at <http://diamondsummit.org>
- Communication in case of a power failure on the mountain. This is being evaluated and it appears a call in number may be a solution. This could be posted on the website.

## Good of The Order

- 2 Bids were received for crack seal. The lowest bid was from Central Oregon Asphalt. The work will be done around the 3<sup>rd</sup> week of August.

## Schedule Next Meeting and Adjourn

- Next Board meeting will be scheduled at a later date

-Meeting adjourned at 10:45 AM.

Submitted by: \_\_\_\_\_ Date \_\_\_\_\_  
Tracey Windom, Secretary

Accepted by Board: \_\_\_\_\_