

President's Message

BOARD RESIGNATION I - First, it is with considerable sadness that I have to report that today I received a letter of resignation from our Treasurer, Deborah Bolan. I am including the full text of that letter below.

This notice hereby serves as my resignation from the RECOA board of directors. I joined this board with absolutely no personal agenda. I did so because I felt I had valuable skills to offer and would provide a positive influence and fairly represent ALL of the homeowners. I believe I have done that. I am very proud of the work I have done as the Treasurer for the board. I have created a master spreadsheet of all RECOA reserve assets that is currently in use by ECM. Additionally, I have prepared 5-year cash flow spreadsheets for all neighborhoods. This work then led to the creation of spending plans for cash endangered neighborhoods. I have put in place resolutions to help manage our cash and assets well into the future. I have enjoyed working with Don Rodich and the entire Finance Committee and have the highest level of respect for these individuals. I used my skills to help implement the tools that Eagle Crest Management needs to better manage our community, and have enjoyed working with their staff as well. I thank all my friends and neighbors that have supported me this past year.

Unfortunately, being on the board also means you must endure high levels of stress and at times harassment, intimidation and threats. It has gotten so bad of late that it is affecting my wellbeing. I owe it to my family not to subject myself to this situation. Additionally, as board members, we are required to support board actions that are taken. I find myself in a situation in which I simply cannot support an action that was taken at the past board meeting. For these reasons I feel I must step down.

I ask the Eagle Crest community to respect my decision.

Sincerely,

Deborah Bolan

During her time as Treasurer, I firmly believe that Deborah made massive strides in improving the prudent and rigorous management of homeowners' funds. She also developed a financial plan for Creekside and Eagle Creek neighborhoods avoiding the need for a Special Assessment on those homeowners.

I feel that RECOA will sorely miss her, and I offer up my deepest personal appreciation for her service to our community.

BOARD RESIGNATION II – It is with significant regret that I announce that this week I will be resigning as both Board President and Board Director.

Recent events powerfully convey to me that there are people within RECOA who place the pursuit of personal agendas and enmities over service to our community. I feel we are now at a point where the board can no longer effectively represent the interests of most homeowners. I have therefore decided to focus my personal efforts on the other volunteer organizations that I work for.

MAINTENANCE OVERSIGHT COMMITTEE (MOC) RESIGNATIONS - Over the last few days, I have received several notices of resignation from the MOC. Al Baker, Dave Nielsen, Debra Butler and Mike Stearns have all decided to leave the committee having worked extremely hard in support of homeowners for years. I would especially thank Al for his recruitment of neighborhood representatives for the MOC.

LIVESTOCK INTRUSION - As mentioned in recent eblasts we have again seen several intrusions into RECOA property by grazing cows. This always gives rise to understandable emotions from homeowners who have their landscaping damaged.

One topic that comes up repeatedly after such intrusions is how can we force ranchers to fence in their livestock and how can people claim for damage done by livestock. That goes back to Oregon's Open Range laws, and I am including below two quotations on that topic along with links to the full material.

First from a paper, "Examining the Viability of Another Lord of Yesterday: Open Range Laws and Livestock Dominance in the Modern West":

"Under Oregon's open range statute, like most state statutes in the West, ranchers are not required to fence in their livestock, but instead cattle can roam free, grazing almost wherever they choose. This statute reflects a custom common in many Western states, that dates back to nineteenth-century pioneers exploiting the West's natural resources in an effort to conquer it for the nation."

<https://www.animallaw.info/sites/default/files/Open%20Range%20Laws%20and%20Livestock%20Dominance.pdf>

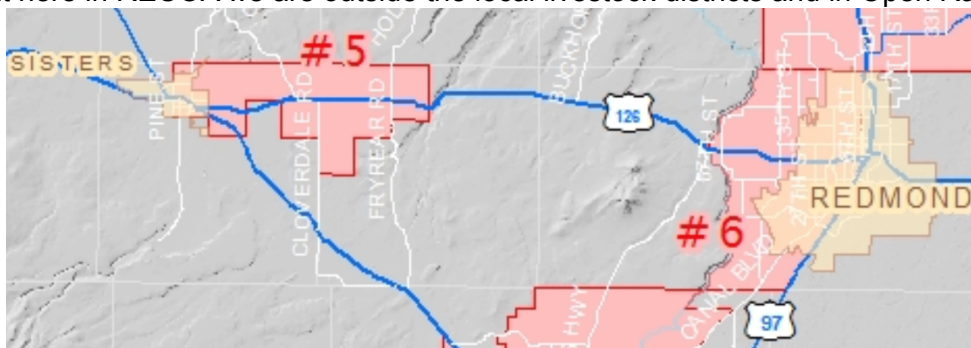
Secondly, from a KTVL news report:

"News10 viewer Vickie asked us, "Why is open range still allowed on our busy highways and who determines this?"

In this context, open range refers to livestock that don't need to be fenced in unless they're in a designated area called a livestock district. News10 spoke to the Oregon Cattlemen's Association president who says open range laws keep fencing costs down, allow access to better grazing, and reduce liability which keeps insurance costs down."

<https://ktvl.com/features/ask10/ask10-why-is-open-range-still-allowed-highways-roadways-fencing-cattle-livestock-oregon-rural>

It is true that within a livestock district livestock must be fenced in, but I am including below an extract from the Deschutes County map of livestock districts shaded in red. This map clearly shows that here in RECOA we are outside the local livestock districts and in Open Range.



So, RECOA must provide fencing, cattle grids and gates around our perimeter to prevent grazing livestock coming in.

In the most recent intrusions cows grazing on Cline Buttes came through sections of fence that had been damaged or even cut as well as some sections of fence that were not robust enough. In the previous intrusion, cows walked to RECOA from Barr Road having crossed a cattle grid that had been allowed to completely fill with dirt.

This time, both the rancher and ECM employees responded to herd the cows away, but the cows of course returned over time having learnt how to reach the rich grazing and plentiful water available within RECOA. Fortunately, ECM was able to locate a fencing contractor at very short notice who carried out emergency fencing repairs on the Thursday. On Friday, the rancher removed the cows from lands adjacent to RECOA. The chair of MOC also walked our entire fence lines to assess the condition of our fencing.

Following this intrusion, I wrote to the MOC and FCC requesting them to review our fence lines and suggesting that we consider the following work to harden our perimeters:

- Fencing of RECOA perimeters adjacent to grazing lands to the same standard as used for the South and West boundaries of the West Ridge.
- Self-closing hardware added to all gates within our perimeter fence lines.
- Addition of “step over” stiles to several locations in our perimeter fence lines.
- At the West road entrance to the West Ridge.
 - Addition of a cattle grid.
 - Fencing to the sides of the entry monuments.
 - Personnel gate in the fence to one side of the entry monuments.
 - Stock gate in the fence to one side of the entry monuments.
- At the Eastern road entrance to the West Ridge.
 - Removal of steel mesh overlay on cattle grid in bike path.
 - Addition of “Cyclists MUST dismount to cross cattle grid” signage.
- At the Western road entrance to the East Ridge.
 - Removal of steel mesh overlay on cattle grid in bike path.
 - Addition of “Cyclists MUST dismount to cross cattle grid” signage.

These were simply my preliminary suggestions, and the MOC and FCC are of course free to propose additions, removals, or changes to the list of works.

I will stress to owners that if we choose to carry out all this work it represents a major financial outlay and so the MOC, FCC and the Board must consider how to best spread the chosen works out to avoid too large an impact to homeowners' dues.

REVIEW OF HOME PAINTING - Last week I accompanied ECM and our MOC chair on a walk-through of the recent exterior painting carried out on four buildings in Forest Greens. The contractor had reported that their work was complete, and this walk-through was done prior to our acceptance of the work and payment to the contractor.

Unfortunately, all of us on the walk-through encountered multiple areas of incomplete or poorly completed work and we will be requiring confirmed corrective action by the contractor before payment is approved.

Moving forward though I feel that the MOC, FCC and the Board need to note the performance of our contractors and may not always select the lowest bid for work if it comes from a contractor with known poor past performance.

COMMUNAL DUMPSTER USE - Apologies for a repeat message on this subject but while on my review of home painting in Forest Greens it was all too clear that homeowners and their guests are still using the communal dumpsters improperly.

I wrote on this topic a few months ago but our problems remain and so I will try to provide full information on what what may or may not be placed in our recycling bins. This information comes from the Deschutes County website.

These comments below apply not only to Forest Greens, but also to Creekside's use of their communal dumpsters.

1. Within RECOA these are the only materials that may be placed in the recycling bins
 - **Aluminum/Tin:** Clean cans and foil. No need to flatten. No jar lids, dirty or rusty cans, paint or aerosol cans.
 - **Magazines, Catalogs, Newspaper and:** Anything that comes in the newspaper can be recycled.
 - **Mixed Paper:** Junk mail, paper, envelopes, white and colored paper, computer paper, wrapping paper (no foil or ribbon), shredded paper (strips only, no crosscut or confetti).
 - **Paper bags**
 - **Paperboard:** Cereal, cracker, shoe boxes, soda and beer cartons, paper egg cartons, paper towel tubes.
 - **Plastic Bottles/Tubs:** 6 oz or larger (i.e. yogurt containers, butter tubs, sour cream, cottage cheese containers). Nursery plant pots 4" or larger, plastic buckets 5 gallons or less, milk jugs - not flattened.

2. These items may not be placed in our recycling bins but are FREE to recycle at Deschutes County disposal sites.
 - **Auto Batteries:** No cracked or leaking batteries.
 - **BBQ's:** Tanks recycled separately.
 - **Corrugated Cardboard:** Flatten. No slick or wax-coated.
 - **Electronics:** Monitors, CPUs, TVs, keyboards, mice and printers
 - **Glass Bottles and Jars:** Clean, remove lids. No ceramics, Pyrex, mirrors, baking dishes, or window glass.
 - **Lawnmowers:** All fluids must be removed.
 - **Motor Oil:** Put into a non-breakable container with a tight-fitting lid. No antifreeze, gasoline, or solvents.
 - **Paint & Stains:** Visit the [PaintCare](#) website to find a drop off location
 - **Propane Tanks**
 - **Scrap Metal: Almost all metal items**

3. The closest disposal sites to RECOA are:
 - Negus Transfer Station
2400 NE Maple Ave, Redmond, OR, 97756
 - Northwest Transfer Station
68200 Fryrear Rd, Sisters, OR, 97759

4. These items CANNOT be recycled:
 - Plastic bags
 - Film
 - Foam
 - Bottle and tub lids
 - Clamshell and bakery containers
 - Biodegradable plastics
 - Styrofoam
 - Frozen food boxes
 - Paper cups, plates, towels and napkins
 - Pet food bags
 - Paper ream wrappers
 - Tissue paper
 - Waxed paper
 - Candy wrappers or snack food bags
5. All boxes should be flattened before being put in the recycling bins.
6. If you are not sure that material can be recycled, then please put it in the waste dumpster.
7. If the recycling bin is full then recycling materials should either be retained by the homeowner until the recycling bin has been emptied or put in the waste dumpster.
8. If a dumpster is too full for the lid to close, then please don't add more material to it. I'm afraid that our resident wildlife such as deer, racoons, squirrels, rodents, ravens, crows etc. are all too willing to strew rubbish around in search of food. As well as making a mess, some of what they eat can be harmful to them.
9. Leaving any items at the side of the dumpsters simply costs homeowners money as we must pay contractors to come and clear them away.

I will leave this subject by asking all of us to use our communal dumpsters with care and respect for others. I will also misquote the Elizabethan English poet John Donne.

*"I am involved in mankind, and therefore never send to know for whom
the dumpster fills; it fills for thee".*

LAKESIDE LAKE MAINTENANCE - The battle against algae in the Lakeside Lake continues and owners should be aware that the water feature maintenance company have recently purchased a small inflatable boat to better allow them to monitor the water quality more closely. So, if you see this small watercraft, you should not be surprised. This year, we are trying to manage the lake without spending large amounts of homeowner funds on highly toxic chemicals and so beating the problem may take a while.

EAGLE CREST WATER SUPPLY – A few nights ago RECOA experienced a power outage of about three hours. This outage was due to a road traffic collision close to the junction of Cloverdale Rd and Highway 126. The supply of water to our homes from Oregon Water Utility (OWU) relies on electric pumping from numerous wells around our property. This power outage showed that OWU's backup preparations worked exactly as planned and we had no interruption to our water supply.

Updates from the July 27th Board Meeting

Relatively few homeowners attend our board meetings and so, given my last month's summary was met with some approval I will summarize the more important items we covered on July 27th. The full text of all reports, motions and voting results can be found in the minutes of our board meetings, what you see below is my personal summary of them.

PERMISSION FOR A GROUP TO FISH AT LAKESIDE - A motion was made by Robert Sharpe to give permission for the Central Oregon Disability Network to bring a group of their clients to fish at the Lakeside Lake for one day, around August 8th. The motion was passed unanimously.

BOARD SECRETARY AND BOARD VACANCIES - A motion was made by Robert Sharpe to ratify the actions of the emergency board meeting held on June 29th. This motion failed, resulting in Keith Burke losing his seat on the board and Monty Knittel ceasing to be board Secretary as of July 27th.

The validity of the appointment of Monty Knittel as Secretary on June 29th was also rendered unclear which may result in the invalidating of any documents he signed whilst acting as Secretary between June 29th and July 27th. Legal opinion of this matter will now have to be sought.

The board did not appoint a Secretary at this meeting.

MEMBERSHIP OF MANAGEMENT CONTRACT COMMITTEES - Robert Sharpe reminded the board that at their meeting of 6/22 a board sub-committee was created to begin drafting a detailed Statement of Work for the renewal of RECOA's management contract in late 2024. However, so far the board has not appointed anyone to begin this work. This work was viewed as important as shortcomings in the current management company contract have been frequently cited by board members.

The board passed a motion to defer appointments to this sub-committee to the board to be seated in December 2023.

RULES REVIEW COMMITTEE & SHORT TERM RENTALS - Robert Sharpe had placed two motions on the board agenda around the Rules Review Committee (RRC). One was to replace the RRC with a series of more focused working groups with larger membership than the RRC, each tasked to provide recommendations on a single topic given to them by the board. The second motion was to create the first such working group, tasked with reviewing short term rentals within RECOA.

After considerable discussion with several board members voicing concerns over the current effectiveness of the RRC, Deborah Bolan proposed an amendment to the first motion that revised the RRC membership by removing one member and allowing the board to create the single topic working groups as sub-committees of the revised RRC. This motion passed.

RECOA TOWN HALLS – There had been prior board discussion on two possible topics for RECOA Town Halls. First, the changes to insurance for Creekside and Forest Greens neighborhoods. Second, the initial presentation from the Sports Center Vision Committee. The board decided to hold the insurance meeting as an informational Zoom meeting sometime in August and at the request of the Sports Center Vision Committee that Town Hall is to be deferred until November or December.

RECOA ANNUAL GENERAL MEETING – The next AGM has been scheduled for Saturday, November 18th, 2023. The intention is to hold this at the River Run Center.

PRESIDENT LEAVES THE MEETING – Due to a family emergency I had to leave the meeting at this point, passing the chair to Cindy Phillips. I am therefore unable to provide a personal summary.

COMMITTEE REPORTS – The board considered reports from the following committees; Finance and Contracts, Maintenance and Oversight, Community Wildfire Protection, Utilities, Rules Review, and our Management Company

ECM Notifications

MULCHING – High Desert Mulching will lay mulch down starting August 8th through the 31st:
Eagle Springs: August 8-11
Eagle Creek & Nutcracker Entrance: August 14-18
Vista Rim: August 21-31

CRACK SEALING – Many of you have noticed that several large cracks in asphalt were not crack sealed this year while smaller cracks were sealed on the same stretch of road. This is because the larger cracks that were not sealed again have been sealed several times over the years and these roads are scheduled for overlay. When overlay happens on larger cracks the heat from the new asphalt remelts the old sealant and reseals the old crack. These larger cracks also act as expansion joints and will inevitably reappear in a year or two after overlay.

Upcoming Meetings and Events

Communications Committee Meeting – August 8th, 11:00 am, Zoom only.

ARC Meeting – August 9th, 9:00 am, 7555 Falcon Crest Dr.

Utility Committee Meeting – August 9th, 1:30 pm, 7555 Falcon Crest Dr.

Community Wildfire Protection Committee Meeting – August 10th, 2:00 pm, 7555 Falcon Crest Dr.