

Prineville Lake Acres - Unit 1 - Special Road District (PLA1-SRD)

Minutes for JULY 26, 2022 Regular Meeting

Meeting Location: 7600 SE Walther Loop, Prineville

Mailing Address: PLA1-SRD, 14344 SE Sharps Street, Prineville, OR 97754

Phone: (541) 777-4867 (Cell) / Email: Pvillelakeacres1@gmail.com / Website: www.pla1srd.com

Facebook: Prineville Lake Acres - Unit 1 - Special Road District

REGULAR MEETING

Debbie Kowalski called meeting to order at 6:00 p.m.

CITIZENS PRESENT:

1. David Chamberlain
2. Todd Dearth
3. Jeanine LaBelle (PLA2-Treasurer) - Guest
4. Suzi Flack
5. Terry New
6. Gardner Jeffre7

David Chamberlain submitted a map showing roadways that need to be graded. Roadways will be graded once the weather cools down. There is no air conditioning in the grader for our Volunteers.

MINUTES

Dan Trump made a motion to approve the JUNE 28, 2022 Minutes as submitted. Seconded by Debbie Kowalski. The motion passed by a majority vote. 2/0

TREASURER'S REPORTS

Dan Trump submitted the JUNE (Amended Sheet) and JULY Treasurer's Reports for review.

CHECKING ACCOUNT

Beginning Balance as of <u>JUNE 1, 2022</u> Amended Sheet		\$35,130.69
Income: Property Tax Revenue	\$841.78	\$35,972.47
Income: Water Truck Sale (Cash)	\$1500.00	\$37,472.47
Expense: Central Electric Co-op (Light)	\$14.81	\$37,457.66
Expense: Verizon Wireless (cell phone)	\$26.25	\$37,431.41
Expense: SDAO - Insurance - REFUND	\$597.00	\$36,834.41
Ending Balance as of JUNE 30 2022		\$36,834.41
Less OBLIGATED DEBT	\$0.00	\$36,834.41

SAVINGS ACCOUNT

Special Road District - Remington Road Paving (Savings Account)

Beginning Balance as of <u>JUNE 1 2022</u>		\$27,687.66
Income: Can/Bottle Drive - (6.28.2022)	\$260.00	\$27,947.66

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Income: Pending Interest (pending)	.22 cents	\$27,947.88
Ending Balance as of JUNE 30 2022		\$27,947.88

CHECKING ACCOUNT

Beginning Balance as of JULY 1 2022		\$36,834.41
Income: Property Tax Revenue (Prior)	\$69.89	\$36,904.30
Income: Property Tax Revenue (Current)	\$92.89	\$36,997.19
Income: Property Tax Revenue (Int. Earned)	\$0.11	\$36,997.30
Expense: Central Electric Co-op (Light)	\$14.81	\$36,982.49
Expense: Verizon Wireless (cell phone)	\$26.25	\$36,956.24
Expense: Todd Deardorff (Re-imbursement Grader)	\$50.01	\$36,906.23
Ending Balance as of JULY 30 2022		\$36,906.23
Less OBLIGATED DEBT	\$4,015.00	\$32,891.23

SAVINGS ACCOUNT

Special Road District - Remington Road Paving (Savings Account)

Beginning Balance as of JULY 1 2022		\$27,947.88
Income: Can/Bottle Drive - (6.28.2022)	\$728.00	\$28,675.88
Income: Pending Interest (pending)	.23 cents	\$28,676.11
Ending Balance as of JULY 30 2022		\$28,676.11

MOTION

Debbie Kowalski made a motion to approve the "Amended" June Report sheet, plus the July Treasurer's Report. Seconded by Dan Trump. The motion passed by a majority vote. 2/0

CAN AND BOTTLE DRIVE (DONATION):

Todd Deardorff gave an update on the Cans/Bottle donation drive:

- July 2022: **\$728.00**
- Fiscal Year Total (July 1, 2022 to June 30, 2023): **\$728.00**
- Grand Total (September 2022 to date): **\$6109.00**
 - This total amount all goes towards the Remington Road "Paving" project.

Thank you so much for everyone donating their RETURNABLE plastic bottles, glass bottles and beverage cans.

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PLEASE DO NOT PUT NON-RETURNABLE CONTAINERS IN THE HORSE TRAILER.

We have been receiving a lot of non-Returnable containers, such as liquor bottles, food cans and glass containers. You can recycle those containers yourself at the Crook County Landfill, or at the Republic Services office on Main Street in Prineville.

CASH/CHECK DONATIONS:

July 2022: **\$0.00**

Fiscal Year Total: (July 1, 2022 to June 30, 2023): **\$0.00**

WRITTEN / EMAIL CORRESPONDENCE / PHONE MESSAGES:

- None

NEW BUSINESS:

GUEST SPEAKER: Jeanine LaBelle, Treasurer from PLA2, came to speak about property within Block 59 in PLA2.

Jeanine gave some history of Block 59.

- ❖ In 1986, the property owners of Block 59 no longer wanted to pay the PLA2 yearly dues. Block 59 voted to exclude themselves from PLA2. It was approved.
- ❖ In 2008, PLA2 Board had amended their "Articles of Association" to show Block 59 is not within PLA2, however since these lots were not replotted, Realtors are stating in the description of the properties as PLA2 with community wells. There is no access from PLA2 to Block 59. There is no access from PLA2 to Block 59. There is only one access road to BLM from PLA2 but is not a maintained roadway.
- ❖ With all these changes, Jeanine said this has caused issues with billing from the Assessor's office and giving proper information regarding Block 59 properties.

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- ❖ With all these changes, Jeanine said this has caused issues with billing from the Assessor’s office and giving proper information regarding BLOCK 59 properties.
- ❖ The “POA” had adopted fees for property owners in Block 59 who obtained water rights without PLA2 Board approval. The POA currently charging the maintenance fee of \$75.00 (Subject to increase) yearly access fee for those owners and the Water Association is charging their yearly fee also.
- ❖ PLA2 is a “**Property Owners Association (POA)**”: PLA2 has 859 lots plus 73 lots within Block 59 currently showing PLA2. Per Crook County Tax Assessor’s office, their records will not be updated unless Block 59 replot all of the lots at the cost of the homeowners.
- ❖ This area is located within the Bureau of Land Management (BLM) property south of the cattle guard at the south end of Remington Road. This is the only access for Block 59 property owners but was “legal” access ever recorded in the Crook County Clerk’s Office.
- ❖ An update copy of the EFU2 “Articles of Association, plus four (4) Crook County “Real Property Tax Statements” from Block 59. Two applied to get water was shared at the meeting as examples

PLA1 is a “Special Road District,” not a Property Owners Association or a Homeowners Association.

Topics discussed were:

- ❖ Legal BLM access to the properties to Block 59
 - PLA1 Board will need to contact BLM to see who all has applied for the “BLM Access Permit,” and how many have received approvals.
 - Discuss options with BLM regarding a possible gate at the cattleguard.
 - Need BLM to show all wildfire access and egress to and/or from BLM?
- ❖ How many properties within BLOCK 59 have been developed and/or are in the process of development? Will need to work with the Crook County Community Development for:
 - Planning: (How many property owners have received approval and are valid.)
 - Building Department: Have the properties in Block 59 obtained all necessary building permits and received final approval.)

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- Environmental Health (Have the properties located in Block 59 applied for a septic system and received approval).
- Are outhouses authorized within Block 59 in lieu of septic system?
- ❖ Adopt language within the PLA1-Special Road District By-Laws for Block 59 property owners accessing their property via Remington Road (Public Way Roadways), etc.
 - Will need to contact PLA1 Attorney for guidance
- ❖ Both PLA1 and PLA2 Board Members should meet to discuss an action plan to present to the Crook County Court. Once completed, need to schedule a meeting with the Crook County Court regarding enforcement of complaints, support, recommendations, etc.
- ❖ Determine what the “Legal” access for property owners within Block 59.

OLD BUSINESS

GRADER / WATER TRUCK / ROADWAY UPDATES:

- ❖ **Maintenance / Repairs:** It was noted that the grader has not been used since the last meeting. Nothing to report.
- ❖ **Grader Operators:** Anthony requested to get training on operating the grader. Dan, Todd, and David will assist Anthony with training once it cools down.
- ❖ **Water Truck:** It has been removed from the PLA1 lot. (Sold)
- ❖ **Roadways:**
 - Update: Remington Road widening due to survey corner being located within the Remington Road right-of-way. (Don & Terry New property)
 - Stump removal: It was noted that before this portion of Remington Road can be widened, the large stump needs to be removed.
 - Spencer had volunteered to remove the stump but had not been removed as of this meeting.
 - Once the stump is removed, will need to remove a large tree due to powerline nearby. The Tree Removal Company that works with CEC will have to remove this tree. There are other smaller trees that will also need to be removed in this same area to widen the roadway.

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- Will also need to extend the driveway culvert as part of this project.
- ❖ **Tree Removal within Central Electric Co-op (CEC) power line right-of-way:**
 - Dan Trump gave an update on the tree removal within the powerline's easement within the PLA1 Subdivision.
 - Remington Road, Ruger Road, Gatling Way, plus the top portion of Sharps will be completed first.
 - Waiting for the CEC Tree Removal Service Company to get back to Dan regarding the timeline for this project to begin.
 - Once the above roadways have been completed, will start working on other roadways.
 - The CEC Tree Removal Service Company had concerns about cutting a tree down that is located at the intersection of Remington and Ruger. It has a "survey marker" on the subject tree. Debbie will follow up with the Crook County Survey, Greg Kelso regarding the requirements for cutting down.
 - Will need "volunteers" to go door-to-door contacting some of the landowners regarding location of property lines.
 - The property on Ruger Road with the Pine trees in the right-of-way, the board needs to send a letter via mail to determine where the power line right-of-way is truly located.
- ❖ **Remington Road Chip Seal Removal:** After discussion, the following will be completed: Once the weather cools down, and due to no air conditioning in the Grader, the operators will pull rock from the shoulders back onto the roadway. Chip seal removal will continue in September, to avoid potential sparks starting a fire. Once the chip seal has been removed, will place $\frac{3}{4}$ minus rock where appropriate.
- ❖ **Remington Road:** There was discussion regarding a car bottomed out in the gravel, and what needs to be done to prevent it from happening again. Is additional rock needed?
- ❖ **Jack Hammer:** There was discussion regarding purchasing a Jack Hammer to help remove some of the solid rock in areas of the PLA1.
- ❖ **Old Bus Shelter Removal:** There was discussion about removing the old bus shelter and salvage the wood to rebuild a storage building on the PLA1 lot to store equipment, oil, etc. Will hopefully start this project in September. Will need volunteers to help.

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- ❖ **Blocks:** Todd Deardorff commented he would like the old blocks on the PLA1 lot. The Board commented that the blocks won't be used for anything in the future. It was noted that Todd would clean up the lot for the blocks.
- ❖ **Asphalt Reject:** Dan Trump to contact a company about possibly getting reject asphalt for Remington Road. Would be nice to at least put down about 200 feet from Davis Loop on Remington Road.
- ❖ **Additional Mailboxes:** David Chamberlain said he spoke to the Prineville Postmaster about adding two old mailbox units (15 or 16 mailboxes per unit, plus 2 parcel boxes). These would be used for new property owners. Will need lumber to build forms for the concrete. Need to contact a concrete company for cost on pouring the concrete in lieu of mixing it ourselves. Dan to follow up on the cost. Volunteers needed to help with this project. David and Anthony said they would help. Would also need two 8 ft. and four 4 ft. rebar for this project. It was noted that Ochoco Feed might carry rebar.

MOTION: Debbie Kowalski made a motion to purchase two (2) 3 ft. x 3 ft. "Road Work Ahead" signs. The cost is \$110 per sign. Total \$220.00. Seconded by Dan Trump. The motion passed by a majority vote. 2/0

MOTION: Dan Trump made a motion to approve the purchase of six (6) large orange cones. The total cost was \$138.00. Seconded by Debbie Kowalski. The motion passed by a majority vote. 2/0

ADDITIONAL NEW BUSINESS

- ❖ **Secretary Position:** The PLA1-SRD Secretary position is open
- ❖ **Newsletter:** There was discussion regarding working on 2022 Newsletter that explains where the "Paving" of Remington Road process/progress. Debbie will write up a summary of what's been done, and what we still need to do, necessary funding, for the board to review at the next meeting.
- ❖ **By-Laws:** There was discussion about updating our By-Laws. There are several items that need to be updated. Once the PLA1 and PLA2 Boards meet, will determine what all needs to be updated.

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- ❖ **Volunteer Sheets**: Anytime anyone volunteers their time on behalf of the PLA1-SRD, you need to fill out the "Volunteer" sheet monthly.

A motion was made to close the meeting at 7: 40 p.m. Seconded by Dan Trump. The motion passed by a majority vote: 2/0

Respectfully submitted,

Debbie Kowalski

NEXT MEETING

The next meeting will be held on Tuesday, August 30, 2022 at 6:00 p.m.