

RLLLEE Annual Community Meeting Minutes

Date: October 26, 2024

Place: Creston Community Center

Time: 9:00 a.m. – 11:00 a.m.

Presenters: Dan Verstuyft & John Wilson (Jason Green – out sick)

Attendees: Carol Verstuyft, Cathy Wilson, Ron & Karla Huff, Bruce Anderson, Donna & Bob Gouibbini, Thomas Edel, Carol & Lou Stanley, Nancy Benson, Chris & Kathy Winsor, Roger Schmitz, Ron Dugger, Robert & Tricia Yates, Bill Whelan, Leonard Sutherland, Gregory Nethercutt

Agenda Completed:

- Confirm attendee sign-in:
Announced and confirmed that all attendee's signed in and included a current email address and phone number
- Attendee introductions:
Each attendee stood and introduced themselves including their address as a "get to know your neighbor" since we had several new residents that attended the meeting.
- Website:
The board members explained ongoing problems in trying to fix the current website. It had been determined that the existing programming had become obsolete and was no longer supported by the existing company. The decision has been made to scrap the old website and hosting company and begin new with GoDaddy or similar. Jason Green is in the process of drafting a new design for this and anticipates the new website should be up and running by the year-end. Once this is completed the board will resume posting pertinent RLLLEE business documents, regular newsletters, messaging etc. To save money the plan is to have GoDaddy build the website with Jason's assistance, but continued updates will be handled by current board members.

- Annual Budget:

Copies of the current 2024 budget were handed out during the meeting for all to review. Dan Verstuyft discussed in detail each line item of the five-year plan for the assumptions, projections and budget.

Road maintenance received the most attention explaining the process that every spring at least two board members drive all RLLLEE roads to assess and evaluate their conditions after the winter rains. They then consult the prior years' work assessment along with the paving contractor's input and make the determination which roads will in fact receive the work.

Sometimes erosion or excessive wear and tear during rains may cause the intended work to be revised to better suit what approach to take on which roads to prolong the life of the asphalt as best as possible based on the budget.

Expenses – Road Maintenance and Other Expenses were explained in detail.

Liability Insurance - is currently being shopped for better premiums due to the umbrella policy premium doubled without an explanation.

Reserves – The Annual Maintenance Projections Report detailed for attendees the process in collecting dues and building needed reserves to cover major expenses every third-fourth year. Mainly for the preservation of the development's roads.

Resident Leonard Sutherland (current paving contractor) explained the road work process in more detail. Mainly the need to continue with an ongoing regular maintenance program because constant wear and tear breaks down the life of the asphalt. He also noted that our current schedule of maintenance of chip seal, crack filling and patching can only prolong the life of the asphalt for so long. Eventually, the roads will need completely new paving. He encouraged to begin building reserves to accommodate for that future work.

Dan Verstuyft spoke of obtaining paving contractor bids and the difficulty the board has experienced in the past. Michael Fredrick's Paving has continuously saved the community money by keeping their pricing in check but pricing in this field do continue to rise. Other contractor's that were contacted are either much higher in pricing or don't bother to respond because the job is too small.

Annual Dues Increases – The increases are based on current and future expenses the community will pay. Keeping the Assumptions and Budget

Reports current this helps the board to assess what will be the required portion of each resident. The board has tried to keep increases to a minimum with \$50.00 (fifty) dollar increments every other year but reserves the right to increase those amounts should actual costs increase.

Landscaping – The board is currently obtaining quotes from several landscape companies to begin maintaining the three entrances. In the past this has been left to random resident volunteer efforts that can't always stay on top of this work. Once the proposals have been received this will be discussed further.

- Resident question regarding reserves – Does the board invest the reserves into an interest-bearing account? Answer – No. Due to the fact the board is a non-profit common interest development, it does not earn profits.

Resident question regarding insurance – What are the liability policy limits? What does it cover? Is the community covered for non-residents driving on our roads? (Example: Adjacent neighborhood crossing through an RLLLEE neighbors' property to access our roads). Answer – Commercial General Liability \$1 million per occurrence/\$2 million aggregate with a \$4 million umbrella.

The policy covers liability only on our common roads and easements. All three entrances are posted with private road/no trespassing signage. Resident is responsible for closing off/posting no trespassing signage on their own private property so long as it is not part of an RLLLEE or utility easement.

Resident question regarding Lot 21 (corner of Devonshire and Rancho La Loma Linda – What is going on with this unoccupied residence and what can be done about better maintaining the property? Answer – The board's last known information was that this property was possibly going to fall into foreclosure.

The board can send the owner a letter requesting her to clean up and better maintain the property in the meantime. The board can attempt to find out the bank information and possibly contact the county to see what further action can be taken. Also, see about contacting the homeowner and request a certificate of insurance naming the ACC, its members and residents as additional insured.

Further communication on this item will be forthcoming.

- Drainage and Stream bed clearance – Please see to it that any drainage and/or stream bed that adjoins your property is kept clear of all tree/plant/wood debris. This includes the embankments. Rising waters can create havoc downstream on neighboring properties that can be costly to clear and clean up. Record rainfall is expected this winter once again.
- Elections – Current board members are seeking two replacement positions by the year-end to replace Dan Verstuyft and Jason Green. Volunteers??? Robert Yates was kind enough to step up. Thank you!!! One more would be greatly appreciated.
- Other discussions –
Host another community party, possibly to be held at the Creston Community Center.
Better communication via email with more reminders of meetings and include the agenda for residents to review prior to the meeting. This will be posted on the website. Also, encourage your neighbors to attend future meetings!
Send out post meeting minutes – they are usually posted on the website, but this has been down with problems. Again, the plan is to have it up and running by year-end.
Discuss the two large parcels for sale across Camp 8. Potential for added traffic flows on Camp 8. Proposals currently show 10-acre lots similar to RLLLEE's development.

End.