

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

Minutes for October 26, 2021 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

CALL TO ORDER: President Loren Cassidy called meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT:

President: Loren Cassidy
Secretary: Debbie Kowalski
Treasurer: Dan Trump

CITIZENS PRESENT:

- | | | |
|----------------------|--------------------|-------------------|
| 1. David Chamberlain | 2. Gardner Jeffery | 3. Todd Deardorff |
| 4. Mary Schnetzky | 5. Spencer Wilson | |

MINUTES: Debbie Kowalski submitted the September 26, 2021, meeting minutes for review.

MOTION: A motion was made by Dan Trump to approve the September 26, 2021, meeting minutes as submitted. Seconded by Loren Cassidy. The motion passed by a unanimous vote: Yay 3 / Nay 0

TREASURER REPORT: Dan Trump submitted the September Treasurer's Report for review.

CHECKING ACCOUNT

Beginning Balance as of OCTOBER 1, 2021		\$35,890.25
Income: Property Tax Revenue	\$47.97	\$35,938.22
Expense: Central Electric Co-op (Light)	\$14.81	\$35,923.41
Expense: Dave Chamberlain - Reimbursement	\$37.90	\$35,885.71
Expense: Verizon Wireless (cell phone)	\$31.25	\$35,854.46
Expense: Debra Kowalski - Reimbursement	\$604.24	\$35,250.22
Ending Balance as of OCTOBER 31, 2021		\$35,250.22
Less OBLIGATED DEBT	\$3294.32	\$32,595.93

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SAVINGS ACCOUNT

Special Road District - Remington Road Paving (Savings Account)

Beginning Balance as of OCTOBER 1, 2021		\$15,964.56
Income: Dan Trump	\$1000.00	\$16,964.56
Income: Bottle/Can Drive	\$46.00	\$17,010.56
Income: Pending Interest (pending)	.10 cents	\$17,010.56
Ending Balance as of September 30, 2021		\$17,010.66

***MOTION:** A motion was made by Loren Cassidy to approve the October 2021 Treasurer's Reports. Seconded by Debbie Kowalski. The motion passed by a unanimous vote: Yay 3 / Nay 0*

A good amount of cash was submitted at the meeting for the bottle/can drive. It was noted that the cash submitted will be added in the NOVEMBER Treasurer's Report. The TOTAL amount of cans & bottles donated as of the September 26, 2021 meeting was **\$1532**. Thank you so much to all the property owners that donated towards the Remington Road Paving Project. Please continue donating your cans & bottles. Please do not put non-returnable bottles in the horse trailer.

So far there is over \$17,000 in savings (see above) that goes towards the Remington Road Paving Projects. Please consider donating to help us meet our goal of \$60,000 cash to make the funding work out. Thank you so much to all the property owners that have donated cash towards this project. It will take all of us donating to make our goal.

WRITTEN / EMAIL CORRESPONDENCE / PHONE MESSAGES

1. Road Vacation Request - See New Business

OLD BUSINESS

- 1) Update - Newsletter:
 - a. Debbie gave an update on the Newsletter mailing. There were over 300 envelopes mailed. Only 2 envelopes returned. The election is scheduled for November 2, 2021, and the results on November 3, 2021.
- 2) Update: Bid Packet: There was discussion regarding the information and requirements for a "Bid" packet for paving Remington Road. This would be done once all funding has been guaranteed to proceed.
 - i. Todd Deardorff commented that he had a friend that works for ODOT, and that he would see if he could get a bid form from them to guide us with our bid packet process.

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- ii. It would be nice to have 2 or 3 forms to work with to determine what all would be necessary on our bid packet.
- 3) **Update - Tax Levy:** There was discussion regarding the Tax Levy, and that some property owners thought their property taxes would double. That was not the case or intent by the SRD Board. The TAX LEVY was ONLY for property owners within the boundary of the PLA1-SRD District. This shows on your Crook County Property Tax Statement under DISTRICTS. The "Tax Levy" amount will help pay for a portion of the yearly payments and in conjunction with a future loan from the "Special District Association of Oregon" for paving about 1-mile of roadway on Remington Road. The PLA1-SRD Board Members apologizes for any confusion.
 - i. The "Tax Levy" revenue would be approximately \$25,000 per year or 10 years. Only property owners that are registered to vote within the PLA1-SRD Boundary would vote on the Tax Levy.
- 4) **Update: SDAO Loan:** The Special Districts Association of Oregon loan would be for \$200,000 plus \$40,000 in loan fees. The YEARLY loan "payments" ranges from \$42,573.31 to \$40,800.00 for 10 years. Please remember, our "Estimated" paving project costs to pave about 1-mile of roadway is \$260,000.00. We would still need approximately \$60,000 or more, in cash donations, to make the project work out financially. Otherwise, the Board would need to check with the SDAO to see what the payments would be on a \$250,000.00 loan. Please remember, there will be about \$40,000.00 in loan fees added to the principal of the loan. ($\$250,000 + \$40,000 = \$290,000$ to paid back over a 10-year period.)
- 5) **Update: Surveying Remington Road:** There was discussion about "surveying" Remington Road from Davis Loop up to Ruger Road. This way when the roadway is improved, we would know exactly where our right-of-way markers are located. It was noted that someone would need to speak to one of the surveyors in town to get a cost for surveying. Debbie commented she has copies of all the land partitions along this portion of Remington Road. However, it would be nice to have a survey marker in place to make sure where they are located along this portion of Remington Road.
- 6) **Update: Realtors (Newsletters):** It was noted that Debbie would take/email / mail a copy of the Newsletter to each of the Real Estate Offices in Prineville. If these Realtors have potential buyers within our subdivision, they could provide them with the information to pave a portion of Remington Road.

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- 7) **Update: Roadway Maintenance** –
 - a. It was noted that Patrick Harvey had spoken to Dan Trump, and that he was willing to volunteer blading the roadways. He did not make it to this meeting. He owns a lot within PLA1-SRD.

- 8) **Update: Grader Fuel:** There was discussion about diesel fuel being delivered to the property for the grader.

- 9) **Update: Solar Light at the mailbox** – Todd Deardorff volunteered to put the other light at the mailboxes. It needs to be installed asap. No decision was made. It was noted that the solar light still needs to be ordered.

- 10) **Update: Other Rock & Gravel Companies:** There was discussion about other rock/gravel companies to check out, plus other rentals companies.
 - a. Mountain State Trucking – 541.977.1464
 - b. Bullet Rentals in Madras

- 11) **Update: Rock on Roadways:** There was discussion about putting rock/gravel on the roadways prior to winter.
 - a. David Chamberlain & Debbie Kowalski will work with one of the haulers.
 - b. Will get rock/gravel on the roadways plus blading on most roadways asap.
 - c. Will go by the “Roadway Inspection” report and by priority as listed.
 - d. There was discussion about a Skidder for roadway maintenance. Loren commented it would be delivered on the upcoming Friday and returned on the following Monday.

- 12) **Update: Soil Stabilization work sheet:** Dan Trump will follow up with this new way of constructing roadways, plus get approximate costs.

- 13) **Update: Culverts:** Spencer commented he can help with getting culverts at a discount.

- 14) **Update: Grader Chains:** Loren commented that he would follow-up with Leyland Sherman on the whereabouts of chains for the grader. Otherwise, would need to order a set prior to winter.

***MOTION:** A motion was made by Dan Trump to approve up to \$20,000 or less for roadway improvements: rock/gravel, blading, roller, etc. Seconded by Loren Cassidy. The motion passed by a unanimous vote: Yay 3 / Nay 0*

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***MOTION:** A motion was made by Dan Trump to increase a prior motion from \$1000 to \$2000 for diesel fuel for the grader. Seconded by Loren Cassidy. The motion passed by a unanimous vote: Yay 3 / Nay 0*

NEW BUSINESS

1. **Safety & Security grant:** Dan commented on the Safety & Security grant. It was noted that the Board would need to respond by November 5, 2021. Dan will follow-up.
2. **Term Expires:** Loren commented that he had not given his resignation, but that his term expires on December 31, 2021.
 - a. If you are interested in applying for an appointment to the PLA1-SRD Board, please submit the application form to the Crook County Court's Office asap. (A copy of the application is attached to these minutes)
3. **Road Vacation Request:**
 - a. A request was received by Fitch & Neary P.C. This firm represents the owners of the real property located on the Crook County Assessor's Map 16-16-23D, Tax lots 2000, 2100, and 2200.
 - b. The firm has stated on their letter that in preparation for the petition to Crook County, the Crook County Legal Counsel as advised the property owners to obtain the support from the PLA1-SRD concerning the proposal to vacate a portion of Springfield Street:
 - i. The portion of roadway being considered for vacation is located between 16-16-23D Tax lots 2100 and 2200, but not 2000.
 - c. There was discussion by the board & citizens present at the meeting regarding the request:
 - i. Does the board have the ability/right to request for a fee from the real property owners for the portion of land requested to be vacated?
 - ii. The portion of roadway is 60-feet wide and starts at the far corner of the intersection of SE Springfield Street and SE Mossberg Loop, to the end of the Springfield Street that ends at the adjoining BLM property.

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- iii. After discussion, President Loren Cassidy said he would contact Lisa at the Attorney's office to discuss the possibility of requesting a fee.
 1. Loren said he would contact the firm no later than the up-coming Friday.
 2. No final decision was made, or any future date & time approved by the board for further discussion or a Special Meeting to consider their request.

A motion was made by Loren Cassidy to adjourn the meeting at 8:23 p.m. Seconded by Dan Trump. The motion was passed by a unanimous vote: Yay 3 / Nay 0

Respectfully submitted,

Debbie Kowalski, Secretary

Attached:

Road Vacation application/information submitted

General application to serve on a Crook County Court-Appointed Board form

IMPORTANT NOTICE

Loren Cassidy, the current President's term expires on December 31, 2021. If you are interested in joining the board, but have questions, please contact a PLA1-SRD Board Member for more information, or you can contact the Crook County Administrative Office across the street from the Courthouse Building. An application for "appointment" is attached for your convenience. Submit your application to the Crook County Administration's Office ASAP, or prior to December 1st, 2021 or before, so that the Crook County Court can get your appointment request on their agenda to appoint you to the position before the end of the year.

The PLA1-SRD Board hopes you give it some thought. You will learn what it takes to keep our roadways maintained. Looking for someone that has a vision to improve our roadways.

**GENERAL APPLICATION TO SERVE ON A CROOK COUNTY
COURT-APPOINTED BOARD OR COMMITTEE**

Position applied for: _____

Name: _____

Address: _____

Phone Number: _____

Email: _____

Please list any relevant experience you may have that would make you effective in the position:

Why do you wish to serve in this position?

A letter of interest maybe submitted in lieu of this form.



Lisa Andrach
lisa@fitchandneary.com

Kelly Barber
Paralegal
kelly@fitchandneary.com

October 25, 2021

FIRST CLASS MAIL and EMAIL
Prineville Lake Acres I Special Road District
14344 SE Sharp St
Prineville, OR 97754

Re: Request for District Support to Vacate SE Springfield St

Dear Board of Directors:

This firm represents the owners of the real property that lies to the east and west of SE Springfield Street within the Prineville Lake Acres I District boundary - Faustin Gallegos, and Richard and Joanne Tjulander.

My clients' desire to petition the Crook County Court to vacate that area of SE Springfield Street that divides the parcels identified as Crook County Assessor Map 16-16-23D, Lots 2000, 2100, and 2200. In preparation for that petition to the County, the Crook County legal counsel has advised the owners to obtain the support of the District concerning the proposal to vacate that portion of the road.

It is our understanding that although the District maintains the roadways within the development, this section of road has not been maintained by the District. Removing this section of road from the District's inventory will alleviate the District's responsibility and liability for the roadway, which is a benefit to the PLA I community.

I have prepared a draft Resolution for your consideration at your October, 2021 Board meeting. I have emailed it to Ms. Kowalski in Word format so that the Board may modify the language of the Resolution as needed.

Thank you in advance for your attention to this matter. I am available to answer any questions you may have.

Very truly yours,

Lisa Andrach

Lisa Andrach

Enclosure

Prineville Lake Acres I Special Road District

Board of Director's Action

RESOLUTION

Concerning Application to Crook County to Vacate SE Springfield St

I hereby certify that the following is a full, true and correct copy of the action adopted by the Board of Directors of the Prineville Lake Acres I Special Road District at a meeting of the Board of Directors duly and regularly held on the 26th day of October 2021, at which a quorum was present and voting, and that the following Resolution was adopted and is now in full force and effect.

WHEREAS, the Board of Directors has been asked to support the proposal to Crook County to vacate that portion of SE Springfield Street, a road located within the community of Prineville Lake Acres I, that lies between the parcels described as Crook County Tax Assessor Map: 16-16-23D, Lot 2000, 2100 and 2200, as will be determined by the County.

WHEREAS, the Board of Directors has considered the proposal to vacate that portion of SE Springfield Street that lies between Tax Lots 2000, 2100, and 2200.

NOW THEREFORE, THE BOARD ADOPTS THE FOLLOWING RESOLUTION:

1. The Board finds that that portion of SE Springfield Street has not been maintained by the District;
2. The Board finds that that portion of SE Springfield Street is not a necessary or essential road within the community or to the District;
3. The Board finds that it is in the best interest of the District to have that portion of the road vacated because it will also remove any maintenance liability from the District;
4. The Board has voted and hereby Resolves to support the application to Crook County to vacate that portion of SE Springfield Street.

IN WITNESS WHEREOF, I have set my hand and seal this ___ day of October, 2021.

By: _____, Secretary

Example

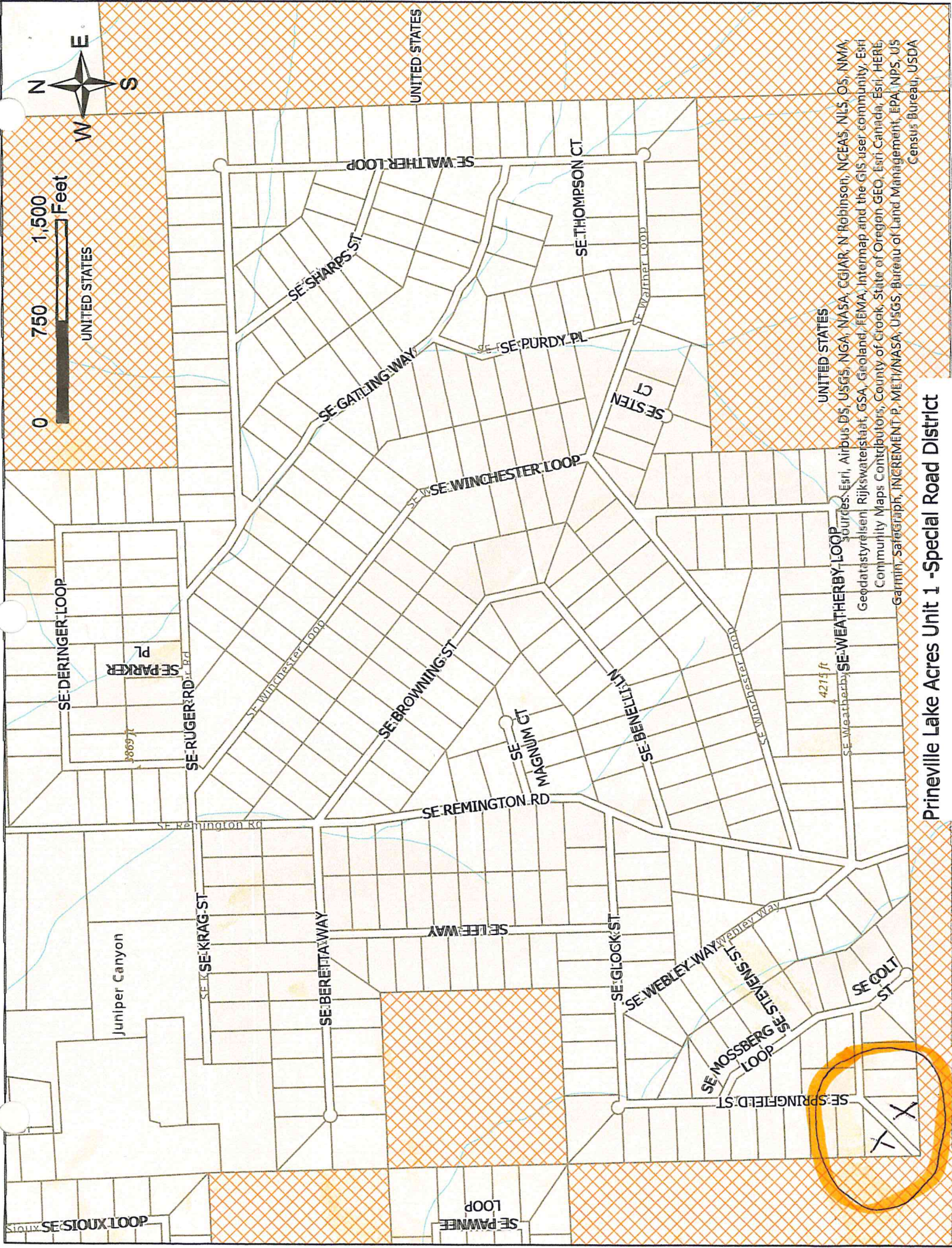


UNITED STATES

UNITED STATES

UNITED STATES

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri, Community Maps Contributors, County of Cook, State of Oregon GEO, Esri, Canada, Esri, HERE, Garmin, Swirecityph, INCREMENT P, META/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Prineville Lake Acres Unit 1 - Special Road District

4215 ft

SE Weatherby SE Weatherby Loop



Crook County Ownership Report
REAL PROPERTY ACCOUNT NAMES

Account Number: 3442

Map Tax Lot: 161623D0-02100-3442

Owner: 2922 NE 23RD ST
OCALA

FL 34470-
3493

Party Name	Party Type	Ownership Percentage
GALLEGOS FAUSTIN	OWNER	
TJULANDER JOANNE	OWNER	
TJULANDER RICHARD	OWNER	
GALLEGOS FAUSTIN	Taxpayer	100.00

Crook County Ownership Report
REAL PROPERTY ACCOUNT NAMES

Account Number: 3443

Map Tax Lot: 161623D0-02200-3443

Owner: 2922 NE 23RD ST
OCALA

FL 34470-
3943

Party Name	Party Type	Ownership Percentage
GALLEGOS FAUSTIN	OWNER	
GALLEGOS FAUSTIN	Taxpayer	100.00