

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

Minutes for AUGUST 30, 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.

BOARD MEMBERS PRESENT:

Position #1 - Debbie Kowalski - Present

Position #2 - Dan Trump - Absent/Excused

Position #3 - David Chamberlain - Present

CITIZENS PRESENT

- | | |
|----------------------------------|-----------------------|
| 1. David Chamberlain | 7. Suzi Flack |
| 2. Todd Deardorff | 8. Kathleen Bennet |
| 3. Seth Crawford (Guest speaker) | 9. Tad Hannemann |
| 4. Lealand Sherman | 10. Kelie Hannemann |
| 5. Cheryl Sherman | 11. Kendall Hannemann |
| 6. Mary ? | |

MINUTES

The July minutes were reviewed and approved on August 7, 2022 via email. Copies of the minutes are available at the PLA1-SRD Community Board and on our website: www.pla1srd.com

TREASURER'S REPORTS

Dan Trump was not present at this meeting (excused). The August and September Treasurers reports will be presented at the September 27, 2022 meeting.

BOTTLES / CANS DONATION REPORT

Todd Deardorff gave a report on the Bottles/Cans donations for August.

- Grand Total (September 2022 to date): **\$6,734.00**

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- Grand Total for the month of August 2022: **\$341.00**
- Grand Total from January to August 2022: **\$4,250**
- Grand Total for fiscal year (July 1, 2022 to June 30, 2023): **\$1,069.00**
 - All the Can/Bottles and Donations amounts all goes toward the **“Remington Road Paving project.”**

Thank you so much for everyone donating their **RETURNABLE** plastic bottles, glass bottles and beverage cans. Please do not put NON-REFUNDABLE bottles in the horse trailer. Please recycle all those containers.

CASH/CHECK DONATIONS

Dan Trump was not present to report on the “Cash/Check” donations. It will be presented at the September 27, 2022 meeting.

WRITTEN / EMAIL CORRESPONDENCE / PHONE MESSAGES:

- Email: Several SDAO and SDIS newsletters were submitted, but none of them were relevant to the Special Road Districts.
- Mail: A “Sheriff’s Return of Sale of Real Estate & Notice Property has been sold” for the property located at 14167 SE Gatling Way, Prineville.
- Email: Heather MacDowall, Broker for Keller Williams Realty requested an update on the “Remington Road Paving Project.”

GUEST SPEAKER

Crook County Judge Seth Crawford was our Guest Speaker. He answered many of the citizens questions and topics:

1. PLA1-SRD requires Public Road Approaches for property being developed.
2. Complaints not being processed in a timely manner.
3. People living in RVs on lots over 6 months & number of RVs on individual lots.
4. Jobs within Crook County. Go to www.prinevillejobs.com to view jobs.
5. Adding an additional member to the board as an alternate in case of not having two board presents for a meeting: Need two (2) members present to process business.
6. Would the County take over maintenance of Remington Road once paved to County Standards.
7. Mentioned that the Highland Assn., used some equipment to monitor speeders within our roadways. Asked Seth to forward the contact information.
8. Plus, other topics discussed.

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CITIZEN COMMENTS

Cheryl Sherman commented that her husband Lealand Sherman had worked on the grader (maintenance) many times, and he had volunteered his time grading for many years. The PLA1-SRD Board thanked Lealand for his many years of volunteer work. (30 years +/-). It was noted he never had a manual to work from. Todd Deardorff commented that the board now has a manual for the grader to help them determine what parts are needed for repairs.

OLD BUSINESS

Grader/Roadways/Mailbox Updates:

- 1) **Grader Maintenance:** Per Todd Deardorff, the grader is working fine, and no maintenance required at this time.
- 2) **New Grader Operators Training:** There are about four (4) grader operators, and a couple of them may need some training on our grader.
- 3) **Blading the roadways:** Once we get some rain, the grader operators will blade all the roadways. Once completed, will determine which roadways need rock.

Roadway Projects Updates:

- 1) **Project #1 – Remington Road Paving Project:** At this point, the Board is considering all options, due to oil prices being so high. The options include:
 - a. Reject Asphalt – The board was considering using reject asphalt. After searching on this product, the board felt it was not a good choice for a main roadway with lots of traffic and heavy equipment using the roadway daily. It would fine a personal driveway.
 - b. The PLA1-SRD Board has applied to a FLAP Grant through the BLM that if granted, it's a 1.3-million-dollar project to pave the entire length of Remington Road, all the way from Davis Loop up to the cattleguard at BLM. Hope to hear if we were successful in 2023/2024.
 - c. If the FLAP grant is not successful, will need to wait for the oil prices to come down so the yearly payments are affordable. The PLA1-SRD By-Laws only allows up to \$200,000 in debt. At the same time, we must determine if we are able to afford the yearly payments, plus maintain 12.7 miles of roadway. If unsuccessful for the grant, will re-apply at the appropriate time.
- 2) **Project #2 – Remington Road widening near Terri News's property:**
 - a. The trees within the 60-foot road right-of-way are now cut down.
 - b. A huge stump will need to be removed to widen the roadway to 24'.

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- c. Once the stump and cut trees have been removed, will need to clean up the area.
 - d. Will need a volunteer or a bid from a contractor to widen the roadway with the appropriate equipment.
- 3) **Project #3 – Removal of trees along/within the Power Line Easement:**
- a. At this point the only trees cut down were within the Project #2 area.
 - b. Will need to contact the contractor to get a timeline when they will begin removing additional trees from the PLA1-SRD road right-of-way, plus the powerline easement.
- 4) **Project #4 – Removal of the remainder of the Chip Seal on Remington Road:**
- a. Once the weather cools, the remainder of the Chip Seal will be removed from Remington Road. Will need volunteers to flag for this project. If you can help, please contact a PLA1-SRD Board member asap via the cell phone or email.
- 5) **Project #5 – Installation of two (2) mailbox units:**
- a. Once the weather cools, will need Volunteers to assist with this project. Each of the units has 16 individual mailboxes.
- 6) **Project #6 – Removal of trees near street sign at the intersection of Gatling Way and Walther Loop.**
- a. Once the weather cools, and is safe to operate a chainsaw, the trees need to cut down and remove the trees to be burned this winter. The street sign is almost hidden. Need a VOLUNTEER to help! Can you help?
- 7) **Project #7 – Dismantle the old bus shelter and salvage the material to construct a small shed on the PLA1-SRD lot:**
- a. Once the weather cools, will need VOLUNTEERS to help with this project.

Projects completed/accomplished this past month:

- 1) Bladed Remington Road from Davis Loop up to Beretta Way.
- 2) Installed new sign at the intersection of Krag & Remington. The original post was broken.

NEW BUSINESS:

- 1) **Newsletter 2022** – Once the PLA1 Board receives the estimate from Asphalt Recovery to pave about 200 feet from Davis Loop on Remington Road, will finalize the information for the Newsletter. The Newsletter, once completed, will

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be posted at the PLA1-SRD Community Board and on the website.

(www.pla1srd.com)

- 2) **Remington Road Dust Control** - (Oregon Road Dust Control of Powell Butte)
 - a. 16' wide X \$1.50 per foot
 - b. 20' wide X \$1.75 per foot
 - c. Normally applies it to the roadway in June
 - d. It's water soluble and is non-toxic oils. Diesel is not allowed on the roadways.

- 3) **Road Cleanup / BBQ / Potluck:** This is our opportunity to get as many VOLUNTEERS AS POSSIBLE to help clean up our subdivision. Litter, junk, etc. All junk and litter need to be removed. Once it's cleaned up, we have a BBQ/Potluck. The PLA1-SRD will furnish the meat and beverages. Please bring a **POTLUCK** dish: salad, main dish, dessert, chips, cookies, etc. Whatever you would like to furnish.

This year our HOSTS are David & Sharon Chamberlain. The BBQ will be held about 1:00 p.m. or after the clean up is completed.

This year it will be held on **SATURDAY, SEPTEMBER 24, 2022** starting with the cleanup at 8:30 a.m. Everyone will meet at the intersection of Ruger and Remington to sign in. Please let the SRD Board member know if you can help. Please email or call us if you can help. We also need an approximate number of people coming to the BBQ/Potluck, so we know how meat and beverage to purchase. Bring your family members.

The PLA1-SRD will furnish trash bags and bottled water for the clean-up. Please wear a yellow or orange shirt. We do have about a dozen vests for volunteers to use.

- 4) **Real Estate Sign Policy:** The Board needs to come up with a policy for all signs within the road right-of-way. Once a policy has been completed, it needs to be included within the PLA1-SRD By-Laws. Public input is strongly recommended.

- 5) **DMV - Certificate of Title:** An old DMV title was found. It was determined by DMV that the owner has not changed the title into their name. However, it was noted in their computer, the vehicle had been sold, but to hold onto the title in case the owner ever needed it. Suzi Flack commented that the vehicle is located on property on Walther Loop.

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- 6) **History of PLA1 (Notebook):** The notebook has finally been completed. David Chamberlain said he would double check everything. Once completed, the information will be posted on the PLA1-SRD website. In addition, it will be forwarded to all the local Real Estate office, plus Seth Crawford said he would also like a copy of it.

A motion was made to close the meeting at 7: 41 p.m. Seconded by David Chamberlain. The motion passed by a majority vote: 2/0

Respectfully submitted,

Debbie Kowalski

MOTION VIA EMAIL:

A motion was made by Debbie Kowalski on August 1, 2022 at 11:08 a.m. via email to purchase up to eight (8) 12-yard dump truck loads of ¾- rock for Remington Road where needed after blading from Davis Loop up to Beretta Way. The motion was seconded by David Chamberlain. The motion passed by a Quorum vote 3 Yay/0 Nay on September 1, 2022.

Copies of the emails are attached to these minutes and are available for review by the public, if needed.

Motion via Email U.S. Bank – Prineville, Oregon Branch

The following Prineville Lake Acres – Unit 1 – Special Road District consists of three (3) Board members. They are as follows:

Position #1 – Debra Kowalski – Was President, now Secretary

Position #2 – Dan Trump – Treasurer

Position #3 – David Chamberlain – Now President

All Three Board Members are required to signers on the following accounts:

Gold Business Checking Account #*****0051

Money Market Savings Account #*****4666

See attached email confirming requirement of signers on both U.S. Bank accounts.

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Both Motions passed by a Quorum Vote on 9.5.2022

From:

"Debra Kowalski" <debbie.pla1.srd@mail.com>

To:

"David Chamberlain" <david.pla1srd@mail.com>

Cc:

"SRD" <pvillelakeacres1@gmail.com>

Date:

Sep 5, 2022 1:39:01 PM

Dan and David,

Both motions passed by a Quorum Vote.

Thank you

Sent: Monday, September 05, 2022 at 1:00 PM

From: "David Chamberlain" <david.pla1srd@mail.com>

To: "Debra Kowalski" <debbie.pla1.srd@mail.com>

Cc: "SRD" <pvillelakeacres1@gmail.com>

Subject: Re: August Minutes and US Bank Signers Authorization to add board members

Motion 1- Yay

Motion2- Yay

David Chamberlain President

Sent: Monday, September 05, 2022 at 7:39 AM

From: "Debra Kowalski" <debbie.pla1.srd@mail.com>

To: "SRD" <pvillelakeacres1@gmail.com>

Cc: david.pla1srd@mail.com

Subject: Re: August Minutes and US Bank Signers Authorization to add board members

Motion 1 - Aye

Motion 2 - Aye

Debra M. Kowalski

Former President, now Secretary

Sent: Sunday, September 04, 2022 at 3:10 PM

From: "SRD" <pvillelakeacres1@gmail.com>

To: "Debra Kowalski" <debbie.pla1.srd@mail.com>

Cc: david.pla1srd@mail.com

Subject: Re: August Minutes and US Bank Signers Authorization to add board members

Motion 1Yay

Motion 2 yay

On Sun, Sep 4, 2022, 5:08 PM SRD <pvillelakeacres1@gmail.com> wrote:

I 2nd both motions as submitted with one change as discussed today on the phone September 4th 2022 pertaining to BBQ.

DANEIL W TRUMP

TREASURER PLA1 SRD

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On Sun, Sep 4, 2022, 4:49 PM Debra Kowalski <debbie.pla1.srd@mail.com> wrote:
Dan Trump and David Chamberlain,

After speaking to the Branch Manager at U.S. Bank, Prineville, Oregon Branch Office. I found out that I, Debra Kowalski, was not an authorized signer on the "Savings" account, only the "Checking" account, to my surprise. I was not authorized to deposit our Can/Bottle funds into the Savings account.

I, Debra Kowalski, make a **motion** to Authorize all **three Board Members** of the Prineville Lake Acres, Unit 1, Special Road District Board be signers on both the Checking and Savings accounts as shown on the August 2022 Minutes, page 6. Both accounts only show the last 4 digits of both accounts for privacy protection, and as directed by the Prineville Branch Manager.

Members Include:

Debra Kowalski (Already Authorized on Checking Only) NEED TO ADD TO SAVINGS ACCOUNT

Dan Trump (Authorize signer on both Checking & Savings) ALREADY ON BOTH ACCOUNTS

David Chamberlain (Need to add to both Checking and Savings) NEED TO ADD TO BOTH ACCOUNTS

See page 6 of the August 2022 Minutes for list of PLA1-SRD Board Members along with position and titles.

In addition, the **August 2022 Minutes** need to be finalized with the above authorization.

I, Debra Kowalski, make a **motion** to approve the August 2022 Minutes as submitted via this email. Dan and David both have had an opportunity to review the minutes. (See attached August Minutes).

Debbie - my vote is a YAY

I need a **SECOND** to both motions above and a Yay or Nay from both Dan and David. This email will be attached to the August 2022 Minutes for verification of motion.

Debbie Kowalski