

SECTION FIVE
ENABLING AUTHORITY

Heritage Hills Homeowners Association has the authority to discontinue community water service to any residence on the system that fails to:

1. Remove or eliminate an existing unprotected or potential cross connection;
2. Install a required approved backflow prevention assembly;
3. Maintain an approved backflow prevention assembly; or
4. Conduct the required testing of an approved backflow prevention assembly.

This authority has been granted by the members of the Heritage Hills Homeowners Association at their Annual Meeting held on February 6, 2023. A copy of the minutes of that meeting are attached.

Any action taken under this Enabling Authority is subject to the approval of the current Board of Directors of the Heritage Hills Homeowners Association.

Heritage Hills Homeowners Association
68007 E. Heritage Hills Road
North Bend, OR 97459

HERITAGE HILLS HOMEOWNERS ASSOCIATION
STREET AND WATER IMPROVEMENT DISTRICT

ANNUAL MEETING

February 6, 2023

Members:

Alex Backman Sven and Pat Backman Jim and Nancy Clarke Eldon Cooper Colin Green Scott Hoefs
Steve and Jan Hooper John and Linda Lemos Craig Neikirk Francie Schireman

Proxies: Martin (Lemos), Nyleen (Clarke), Powley (Cooper)

Missing: Kintner

Called to order at 7 PM by Jim Clarke in the Clarke residence. 13 homes represented

Sven read the minutes from the May 22, 2022 annual meeting – Motion to approve (JL, AB) (13, 0) passed

John delivered the treasurers report for the year ending 12/31/2022. Total revenue for 2022 of \$ 7,451.99. Expenses for 2022 of \$ 10,027.44, of that \$ 5,619.74 was testing fees and chemicals. The bank account balance as of 12/31/2022 was \$9,522.25. Motion to approve (NC, JH) (13, 0) Passed

* Water Master Report – John stated the past year was uneventful, 30 different samples types taken, some require a dozen bottles, all passed. All (4) wells doing Okay. Jim and John did some clean up last June. The tank lid was reset to improve the seal. John requested the Association approve and adopt the “enabling authority” as required under the Very Small Water Operator guidelines, draft provided– Motion (JL, NC) (13/0) passed

Old Business

Insurance – Jan presented quotes for business liability and directors / officer’s policies. She explained some of the details and effects on our association if there were a claim. Motion for committee to seek out and purchase (up to \$400 annual) a general liability policy and increase the Association members’ dues for the policy premium annually. (JH, JC) (13/1) passed.

Speed Bumps – Sven presented a quote from Coast Pavement maintenance to either supply the rumble dots and adhesive for us to install or the cost for them to install one rumble dot zone. There may be other more economical sources. Sven suggested the topic be tabled, Motion (JL, CN) (13/0) Passed.

Mail Box – John updated the members that the Association now has an active rural mail box (68007 E Heritage Hills). Sven detailed the lengthy steps to obtain the approval from the Coos County and Post Office including assistance from County Commissioner John Sweet with the Planning Department and Butch Schroeder with drafting the plot plan including all the easements.

New Business

Road Maintenance – Jim presented a quote to seal coat another section of W Heritage Hills from Hooper to Coopers for \$ 2,675.00 and another section from Lemos to the gate for \$ 1,900.00 for a total of \$ 4,575.00. Motion to table the added road sealing (SB, LL) (13, 0) Passed

Finances – John presented a history of the water rates, Association funds, and major work projects for last several years. Scott voiced his concern as he rarely uses the roads and pays equally. After a brief discussion - Motion to increase monthly dues / fees to \$ 75.00 starting 3/1/23 (LL, JH) (7/6) Passed.

Dues waiver – Motion to renew the dues waiver for the Lemos family (JH, AB) (13/0) Passed and Thank you

Work Party – Scheduled for Saturday May 6, 2023 – notice to follow.

Linda raised the fact that John has and does put in a lot of time over the year – drafting and assembling the Operations Manual this year, water testing (daily, weekly, monthly, etc) delivery of samples to the lab, and much more - overall care for the water system – the Association should have a back-up plan and others should get involved to support, back-up and be aware of the routines and requirements.

Sven informed the group of the June 13, 2022 Board meeting where the idea of splitting the water system into two independent systems was discussed. This would result in falling below the added regiment of testing and operating the one system, possibly back to simpler testing and operating requirement for the 2 systems falling below the occupant threshold. John expressed some caution and more questions. No action was taken.

Board nominations – Marcus, John, Sven, Scott, Jim - Motion to seat (CN, CG) (13/1) Passed

Adjournment called at 8:40 PM