

VIDERA DRIVE HOMEOWNER'S ASOCIATION

ANNUAL MEETING MINUTES

March 19, 2025

The 2025 Videra Drive Homeowners' Annual meeting was held at Churchill Estates Retirement Center. A quorum of 38 homeowners was present in person or by proxy. President Diana Sobczynski introduced the Officers and Board of Directors and members present introduced themselves. 12 homeowners were present in person, an additional 20 by proxy.

Year in Review, Board Changes and 2025 Objectives

In 2024 the HOA transitioned to new Financial Management company, Clark, Simson Miller. CSM gives homeowners the ability to pay their assessments on-line and view their HOA account. CSM provides the Board with current financial information and pays our contractors on a reliable schedule. There have been some issues with the transition concerning timely notification of assessments. The Board is working with CSM and believes these issues are now resolved. Contractor feedback has been positive. The HOA continued Commons cleanup to be detailed in the report from the Architectural Committee.

In 2024 the HOA commissioned and received a Reserve Plan. The Board became aware that the HOA was falling behind in funding, increasing expenses and the reserve fund, since for many years assessments had not been increased. To prevent larger jumps in assessment, the HOA will increase assessments by 5%/year as permitted by the CC&R's. The annual assessment for 2025 is \$330.

Each year the Board reminds homeowners that illegal parking on the Videra roadway is an ongoing concern. Fire and other emergency vehicles need a full 20ft width so vehicles must be parked in driveways or the cutouts along Videra.

2024 Annual Meeting Minutes Approval, 2025 Budget, Architectural Committee(AC) Report

The Draft 2024 Annual Meeting Minutes were approved.

The Budget for 2025 was presented(attached). The format was revised to coincide with the CSM budget categories. The pavement assessment funding was added.

Steve Auferoth reported on the continued Commons cleanup and the expectation that increased cost are expected due to aging and damaged trees. Control of Blackberry is requiring cutting and removal along with spraying in the following year. Homeowners were reminded that tree removal and trimming, both on property and Common requires Architectural Committee approval. Approval is also required for architectural changes such as fencing. Homeowners expressed concern about sidewalk surface and water erosion conditions. The AC will evaluate.

Fire danger remains a serious concern for our neighborhood. For information on how to protect your home visit the Videra Drive website <https://videradrivehoa.info/index.php/resident-info/> and check out the firewise information.

Member Comments

A homeowner expressed that areas of the roadway were cracked or worn in a condition that would lead to pavement failure. The last thorough evaluation was in 2022 with pavement repair in 2023. The Board is contracting a pavement assessment this year that will result in a priority list for repairs. A comment concerned the condition of sidewalks both concerning structural condition and moss. The last sidewalk cleaning was done in 2022 and the Board committed to evaluating the need for a cleaning this year. The HOA was reminded that the sanitary sewers are the responsibility of the organization and suggested the reserve planning include assessment and maintenance of the sanitary sewers.

Election of Directors

Selene Witcher was acknowledged for her contribution as Director. She was the initiator of improving interest income by putting our reserves in higher bearing CDs. Jeff Hensel and Dave Walko both agreed to renomination and Jason Witcher became the 3rd nominee for 2-year Director terms ending in 2027. The 3 were elected.

Reserve Plan

The HOA commissioned Regenesis Reserve to write a plan to maintain our infrastructure, primarily road and sidewalks. Received in late 2024, completion of the plan will depend on an assessment from a pavement consultant scheduled for spring 2025. The plan will be used to fund longer-term infrastructure work. The HOA remains responsible for regular maintenance like road sweeping and brush and tree control.

Save Videra Oak Meadow www.savevideraoakmeadow.org

Pam Sheridan presented an update on Save Videra Oak Meadow(attached) which is an organization which is hoping to preserve the 15 acres to the southeast of our HOA. The Eugene City Planning Department has approved the plan. The plan is now being appealed to The State Land Use Board of Appeals (LUBA). The association email address is Contact@SaveVideraOakMeadow.org

Invitation to All Members

All members are welcome to attend Board meetings, which are held 4 times a year. Getting involved is a great way to meet your neighbors and influence the future of your neighborhood even if you are not a Board member. Just contact a board member or send an email to videradrivehoa@yahoo.com to let the Board know you'd like to attend an upcoming meeting.

Steve Auferoth(2026)*
Jeff Hensel, Treasurer(2027)
Diana Sobczynski, President(2026)
David Walko(2027)
Jason Witcher(2027)
Rick Tromel, Secretary

*Year Director's term ends