

VIDERA DRIVE HOMEOWNER'S ASSOCIATION

ANNUAL MEETING MINUTES

April 14, 2026

1. Call to Order and Quorum

The 2026 Videra Drive Homeowners' Annual meeting was held at Churchill Estates Retirement Center. A quorum of 42 homeowners was present in person or by proxy. President Diana Sobczynski introduced the Officers and Board of Directors and members present introduced themselves. Members reviewed and approved the minutes from the 2025 Annual Meeting.

2. CSM Update

CSM launched a new payment site last year.

This was our second year working with our new Financial Mgmt. Company, Clark, Simson Miller. While we are still smoothing out the edges, this year showed an improved working relationship. One of the bigger issues was the timing of the assessment fees, which we believe are mostly resolved.

We continue to work on our late fee policy. We have reached out to the HOA lawyer for guidance however, he has since retired and we are attempting to gain new attorney guidance.

HOA members will receive an assessment notice in June for payment of July's assessment to be paid within 30 days.

3. Treasurer and Budget Report

The HOA assessment for this year is a total of \$346.50. The HOA fees increase annually by 5% based increasing expenses and to fund the reserve fund.

The HOA reported assessment income of approximately \$25,000. The current budget reflects total income of \$26,710 and projected expenses of \$19,200.

Operating expenses were budgeted at approximately \$16,000 and came in about \$800 over budget, primarily due to tree and brush cleanup.

The expense budget was increased by approximately \$2,000 to account for minor road repairs and moss abatement.

The HOA is maintaining a total account balance. A general reserve target of approximately four times annual expenses was discussed as a rough estimate.

4. Architectural Committee Report

The Architectural Committee budget is approximately \$6,000 per year.

The committee reported that two significant cleanup areas were completed during the year.

Planned work for the year includes tree removal and canopy clearing to improve access for larger vehicles and service trucks.

5. Pavement and Roadways

Oregon law (ORS 94.595) requires HOAs to establish a reserve account for the major maintenance, repair, or replacement of common property components that will wear out within 1 to 30 years, including exterior painting. A reserve study must be conducted by the declarant (developer) and updated annually by the board, with funds collected from owner assessments. As part of our reserve study, which was completed in 2024, we have established a Pavement Committee to recommend to the Board a 15 year plan to help maintain our roads based on an assessment of a pavement/road consultant as a result of becoming compliant with Oregon law and developing reserve funds.

Based on the plan, the HOA will make a recommendation to the community to either increase our annual assessment or hold a special assessment to cover costs to maintain our roads. Over the next 15 years, we are projecting costs of upwards of \$300,000 to repair and maintain our road and sidewalks. Additional meetings will be scheduled in the near future as the Board finalizes their approach. Roadway work has been limited primarily to emergency repairs due to budget constraints.

Repair methods have included patching, crack sealing, and other targeted maintenance options.

6. Videra Oaks Meadow Development Update

The Save Videra Oaks Meadow effort has continued for approximately three years in response to proposed development activity in the meadow area.

The development has been approved. Water abatement permits were denied; however, a memorandum of agreement or mutual understanding has been approved.

An appeal related to fire access remains active.

Several improvements have been made since community advocacy began, including removal of planned access from Hawkins. The current plan may help preserve the tree barrier and increase water retention.

Pam provided an update on behalf of Save Videra Oaks Meadow. One additional appeal is expected, led by legal counsel, with wetlands approval remaining a major issue of discussion.

The group is continuing to explore potential land purchase options, including grants and other funding sources.

For additional information regarding Save Videra Oak Meadow please reach out to Contact@SaveVideraOakMeadow.org.

7. Voting and Elections

Jeff Hensel, Treasurer (2027) stepped down from his position and vacated a Board position making a total of 3 seats available.

Candidates each provided brief remarks. Voting results will be distributed to members in a follow-up update.

UPDATE: Review of the proxy votes, including applying the proxy vote to the identified HOA community member, resulted in the following elected board members:

- Steve Aufeuroth
- Brad Johnston
- Diana Sobczynski

8. Community Business and Member Reminders

The group discussed a Fun Committee recommendation and a proposed work party.

A request was made to distribute an HOA email address list; however, concern was noted over sharing individual's information.

The Videra HOA website was slightly updated and is available to community members to access. It contains the CCRs, Parking Police, FireWise, and other relevant materials.

We continue to receive complaints from homeowners regarding illegal parking on the Videra roadway. Fire and other emergency vehicles need a full 20ft width to drive down the road. Vehicles must park in driveways or in the cutouts designated for parking.

We have also had complaints about dog poop not being picked up or left in a baggy on the street. Please be courteous and clean up after your pet.

9. Approval of Prior Minutes

The 2025 minutes were reviewed and approved.

10. Approval of Prior Minutes

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.

11. Action Items and Follow-Up

- Distribute voting results to members.
- Continue seeking legal guidance on the late fee policy.
- Continue roadway planning discussions and consultant coordination.