

EHOA Board Meeting  
Dec. 10, 2024

Meeting Location: Toxic Wings Creswell, OR  
Attending: Scott, Mel, Kaelene, Kirk

Meeting bullet points:

- VP Scott opened the meeting
  - Dave will be out for awhile recovering from recent health issue.
  - Scott has all HOA facility keys and will provide copy to each board member
  - Scott had several vendor bills he was questioning what they were for, Mel said he would research and advise.
  - Member discussion regarding how to make CC&R changes more specific so they can actually be enforced. It was decided that we already have financial recourse for resident non-compliance but the CCR's need to be better written so there are clear boundaries as to what is or is not acceptable.
    - This will be discussed in more depth in our next meeting and will hopefully be worked on after the holiday rush is behind us. Kaelene will get a copy of another HOA CC&R we can maybe use as a reference.
  
- Mel mentioned that Bookkeeper Eric said the HOA needed to enroll in a federal tax program by end of year or we could be subject to fines of \$500. Per daay for non-compliance. The HOA cost to enroll is \$300. But Mel wants to discuss with Eric to confirm this is something we really need to enroll in as a non-profit HOA.
  - Kirk said he would reach out to Farmers Insurance to make sure we are each protected under Directors E&O coverage and what the policy limits are.
    - 12/11/2024 Talked with Bonnie Hoffstot who says we dow have the coverage with a \$2M per occurrence and \$2M aggregate limit.
  
- Kirk mentioned that he wa approached by resident 'Art' who lives adjacent to the south pond. He is concerned with the number of ducks being fed each evening and as a result, the ducks are not migrating. Additionally, the excess food on the pond banks are attracting rodents (nutria, rats, mice, etc.) that will only increase as they get accumstomed to the free lunch.
  - We have a large 'resident' black and white duck that has been living in the pond rent free for several years when somebody dropped it off. It was reportedly said by another resident that the reason they were feeding this duck was because it was injured and cannot fly. The issue at hand is:
    - Even though a healthy pond ecosystem will safely and effectively provide a natural food source, many other ducks (I counted 33 several days ago) have now joined the free lunch program and the rresulting damage is getting out of control:
      - Water quality has been severely compromised by the number of full time ducks and overfeeding taking place. Polluted, stagnant water in ponds with no outlet reduces oxygen levels below that required to sustain healthy plant and aquatic life. We are very near thhis tipping point!
      - Duck poop and excess oatmeal has detroyed the banks at the south end of the pond which is also in full view of several home backyards adjacent to the pond.
      - EHOA has spent well over \$20k in the last year repairing and maintaining the ponds for the benefit of our residents. It is becoming an eye sore and has the potential to create many more problems as an attraction for rodents and vermin.
      - Duck poop is all over the pond decorative rocks and banks.
        - Kirk is recommending that we post signs stating 'Do Not Feed the Ducks' at the pond to discourage this activity. Another possible solution might be to hire a

certified 'trapper' to relocate the Black/White resident duck over to the larger ponds at Garden Lake Park where EHOA residents could continue to feed him over there if they want to. Kaelene will reach out to another local HOA she knows of that went thru this process to see if we can get names of contractors to secure bids.