

Twin Creeks Ranch HOA Meeting Minutes

June 21, 2014

The meeting was opened at 12:40 by Floyd Cinnamon. President Mike Quartararo was unable to attend due to illness (removed appendix). Floyd offered his thanks for everyone's attendance.

Robert Reynolds read the minutes from the 2013 meeting.

Floyd began discussion of the budget. 93% collection rate, which is very good. Made headway on past dues and late fees. Snow was lighter than normal this winter, somewhat reducing our cost for maintaining the roads. The budget line-items were read and explained. We are in the black again this year.

Question from the floor as to how come around \$4000 was spent on attorney's fees. There was a lack of specifics regarding the itemization of the cost. Steve Turner vocalized displeasure with the board.

2014-15 proposed budget announced by Floyd.

Alan Pence spoke to suggest that any ballot selection to re-elect the entire board may be illegal. New ballots have been produced to fix this. There was a suggestion from Mr. Pence and Mr. Turner that there should be a distinction in roles or voting rights between board members and trustees. The topic morphed into a proxy discussion.

Discussion as to if mail-in ballots constitute proxy. Discussion if there is actual quorum or not. Bob Redman discussed suspending the meeting. Bob Wright suggested taking the votes of the people that were here. The membership became a bit unruly. Mr. Turner in particular was disrespectful and out of order. Another association member suggested that he and Mr. Turner should discuss the matter in a more primitive fashion outside.

A motion was made to suspend the meeting, and was seconded. The meeting was suspended pending clarification regarding the situation about quorum and voting.

Meeting ended at 1:02pm, which was then immediately followed by a presentation by Kirsten Cook discussing Firewise. Joining her was John Morgan from the DNR.

Notes from her presentation:

We can do a lot to make ourselves resistant and resilience to wildfires.

Be proactive to help reduce risk

Firefighters may not have the resources to protect each home – community is important

How homes ignite: fuels, weather, terrain

Fuels: surface fuels. Dead needles, leaves, grass. Not a huge concern for home ignition.

Ladder fuels: fuels that bring fires from ground up into the trees

Crown fuels: Big fires. Firebrands cause ignitions, starting other fires including possibly on your house

Weather: This summer likely a drought summer, which means higher risk.

Terrain: slope or chimney? Fires move faster up slope. Chimney is a depression between slopes (ravine,

canyon, etc.). Funnel effect that moves fires faster.

Home ignition zone: 100-200 feet around home and outbuildings.

Defensible space: space where vegetation has been changed such that fire intensity is lessened, and provides a place for firefighters to stage. Size of defensible space depends on existing vegetation and degree of slope. Remove dead needles, leaves, branches. Ok to leave snags and fallen logs if they are far enough away. If you have living dense vegetation, create separation by removing some. If you have ladder fuels, trim them off.

Create lean, clean, green zone. Small amounts of flammable vegetation, little or no dead vegetation or debris, plants that are healthy and green during fire season. Lawn is good. All plants burn. Some are more fire resistant than others. Examples: serviceberry, chokecherry, purple ice plant, Oregon grape, mock orange. Okanogan conservation district has annual plant sale. Utilize non-flammable landscape materials (rocks). Choose mulch carefully. Not wood or bark. Make sure you maintain your grounds.

Anything attached to your house is part of your house. Non flammable roofing, siding, decking. Screen vents. Remove flammables. Fire resistant exterior walls. Double-paned or tempered glass. Enclose eaves, fascias, soffits, vents. Protect overhangs and attachments. Move firewood away from house. Put firewood uphill from house. Relocate LPG tank. 30 feet away if possible. Non-flammable material around it. Check your local codes/gas supplier guidance.

Free risk assessments Okanogan conservation district. 422-0855 x100

DNR "cost share" 50% of cost to thin and dispose of fuels. Requires site visit by DNR. Over 40 acres requires a forest management plan. DNR: 509-684-7474