

HDE HOA RESOLUTION INDEX

Updated October 2024

- 2007-1** Articles of Incorporation as amended on November 13, 2007.
- 2008-1** Establish Safety Deposit Box at the Association bank as permanent location for HOA documents.
- 2008-2** Asphalt use by Board Member, explained and reimbursed.
- 2008-3** Keith and Margaret Weaver appreciation as meter readers. \$25.00 forgiven on water bill.
- 2008-4** Purchase of Insurance for HOA General Liability and Directors and Officers Liability.
- 2009-1** HDE HOA to comply with Crook County Code regarding cross connection and backflow regulations.
- 2009-2** Regular monthly meeting of HOA Board, time, and place.
- 2009-3** Establish Water Resource Committee as standing committee and charge with duties.
- 2010-1** Establish backup power source to provide uninterrupted water service (propane and generator at cistern #2).
- 2010-2** Allow non-officer as second cosigner on HOA checking account in absence of an officer for convenience of Treasurer.
- 2011-1** Protect health and safety of water users—prohibiting cross connection to avoid contamination of water system.
- 2016-1** Firearms and shooting restrictions and penalties.
- 2017-1** Maintenance on frontage road on Davis Loop and supplying potable water to residents of HDE HOA.

PAGE TWO

HDE HOA RESOLUTION INDEX

- 2017-2** Adoption of monthly water rates.
- 2017-3** Addition of third tier to water rates for determination of overuse or leaks.
- 2017-4** Establish rules on Backflow devices and ownership.
- 2017-5** Reserve study requirement to establish and maintain, and policy to increase monthly water and dues rate to control adequate Reserve Funds for future expenses.
- 2018-2** Policy for proxies and voting at annual meeting.
- 2020-1** Termination of water utilities.
- 2020-2** Water rates and determination of adequate, heightened, or critical water levels in cisterns.
- 2021-1** Assessment and determination of late charges for monthly bills.
- 2022-1** Leak forgiveness or overuse of water forgiveness policy.
- 2022-2** Increase of monthly billing from \$45.00 to \$50.00 effective 7-1-2022. Additional charges for overuse of water.
- 2024-1** Meter reader appreciation water bill adjustment.
- 2024-2** Appointment of regular monthly Board meeting dates and times.
- 2024-3** Established fees for violations of ByLaws and CC&R's following notification via mail.

2024-4 Increase of monthly billing from \$50.00 to \$55.00 effective 11-1-2024, retaining additional charges for overuse established 2017.

HIGH DESERT ESTATES HOMEOWNERS' ASSOCIATION

INCORPORATED RESOLUTION OF THE BOARD OF DIRECTORS

NO. 2024-4

WHEREAS, Article 8, Section 8.4 (a), the Board of Directors, on behalf of the Association, shall assess the Owners for water service and water usage as per Article 7.3 Charges assessed to the Owners shall be reviewed from time to time, establish and implemented by Resolution of the Board.


Based Upon the above Recital, the Board of Directors of High Desert Estates HOA resolves as follows:


1. To raise the monthly fee from \$50.00 to \$55.00 effective November 1, 2024.
2. To raise the amount that is to go into the Reserve Savings making the total \$30.00 and keep the monthly water fee of \$25.00 in lieu of any overages, which would increase the water charge.

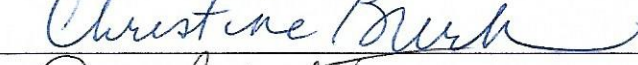
Approved by the majority of the Board on September 12, 2024.


Signed this 13th Day of September 2024.

High Desert Estates Homeowners Association, Inc. Board of Directors:

Mike Kruskopf, President 

Dennis Dahrens, Secretary 

Christine Burk, Treasurer 

Fred Welty, Board Member 

Tom Hinkle, Board Member absent

HIGH DESERT ESTATES HOME OWNERS ASSOCIATION
RESOLUTION OF THE BOARD
NO. 2024-3



Violation of High Desert Estates HOA Governing Documents

WHEREAS, homeowners and other residents of High Desert Estates Home Owners Association are subject to the imposition of fines and other penalties, assessments for violations of the Association's governing documents and state and County laws and the Association's governing documents mandate certain procedures be followed in connection with the imposition of fines, and other penalties for violations of the Association's governing documents; and

WHEREAS, the Association's board has determined that it is necessary and in the best interest of the Association to adopt a policy regarding the handling of violations to provide homeowners and all other residents with information regarding the Association's procedures for the handling of violations, and the directors have reviewed and approved the attached "Violation Policy".

NOW THEREFORE, BE IT RESOLVED, upon a motion, second, and unanimous vote of the Board of Directors present, that the High Desert Estates Home Owners Association adopt, establish and implement the Violation Policy attached to this Resolution which is incorporated herein by this reference; and

FURTHER RESOLVED, that the Board of Directors of the High Desert Home Owners Association acting under the guidance of the President of High Desert Estates Home Owners Association is, and they hereby are, authorized, empowered, and directed to take such further action deemed necessary and appropriate to implement the purpose and effect of the Violation Policy.

Approved by a majority of the High Desert Home Owners Association, Inc. Board Members on this date of August 29, 2024.

DIRECTORS AND OFFICERS:

Mike Kruskopf, President [Signature]
Christine Burk, Treasurer [Signature]
Dennis Dahrens, Secretary [Signature]
Fred Welty, Member [Signature]
Tom Hinkle, Member absent

Certification by Secretary

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary of High Desert Estates Home Owners Association and that this document is a true record of a Resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the Association on the date the resolution was adopted.

Dated August 29, 2024 Dennis Dahrens, Secretary [Signature]

**HIGH DESERT ESTATES HOME OWNERS ASSOCIATION
RESOLUTION OF THE BOARD
NO. 2024-2**

WHEREAS, High Desert Estates Homeowners Association Board of Directors wished to set a regular date, time and place for the Board to meet, and allow the members of High Desert Estates Homeowners Association to be made aware of this, and

WHEREAS, The Board of Directors also determined that this notice be posted on the High Desert Estates Website to make the membership of High Desert Estates Homeowners aware that the Board meetings would be open to them for attendance; and that anyone wishing to bring up a matter of concern should contact the President of the Board of Directors and ask to be put on the Agenda for the next meeting.

NOW THEREFORE, BE IT RESOLVED, upon a motion, second, and unanimous vote of the Board of Directors present, the Board will meet on:

The second Thursday of each month at 4:00 P.M. at the High Desert Estates office at 5980 SE Jerry Dr., Prineville, OR 97754.

Phone 541-236-7284

EMAIL: hdehoa172@gmail.com.

Website: www.desertsky.org/HDEHOA.

AND, Association members wishing to attend may do so. Should any member wish to bring up a matter for discussion at a meeting they may contact the HDE office.

Approved by a majority of the High Desert Home Owners Association, Inc. Board Members on this date of January 18, 2024.


DIRECTORS AND OFFICERS:

Mike Kruskopf, President 

Christine Burk, Treasurer 

Dennis Dahrens, Secretary 

Fred Welty, Member 

Tom Hinkle, Member 

Note: This Resolution 2024-2 updates Resolution 2009-2

**HIGH DESERT ESTATES HOME OWNERS ASSOCIATION
RESOLUTION OF THE BOARD
NO. 2024-1**

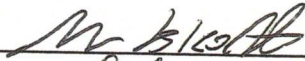
Whereas, on January 18, 2024, the Board of Directors of High Desert Estates, at an Executive board meeting, voted by unanimous vote of the members present that we forgive current active water meter reader volunteers the first \$25 of their water bill per month as long as they actively participate as a volunteer in the High Desert Estates HOA as a water meter reader, therefore,

Be it hereby resolved, this 18th. Day of January 2024 that the volunteers will not be charged for their first \$25 dollars of water usage per month. (See list of active volunteers attached to this Resolution.)

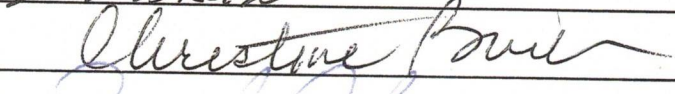
Approved by a majority of the High Desert Home Owners Association, Inc. Board Members on this date of January 18, 2024.

DIRECTORS AND OFFICERS:

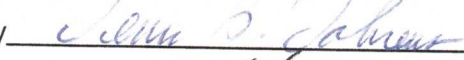
Mike Kruskopf, President



Christine Burk, Treasurer



Dennis Dahrens, Secretary



Fred Welty, Member



Tom Hinkle, Member



Note: This Resolution 2024-1 updates Resolution 2008-3.

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

INCORPORATED RESOLUTION OF THE BOARD OF DIRECTORS

2022-2

WHEREAS, Article 8, Section 8.4(a) The Board of Directors, on behalf of the Association, shall assess the Owners for water service and water usage as per Article 7.3 Charges assessed to the Owners shall be reviewed from time to time, established and implemented by Resolution of the Board.

Based Upon the above Recital, the Board of Directors of High Desert Estates HOA resolves as follows:

1. To raise the monthly fee from \$45.00 to \$50.00 effective July 1, 2022.
2. To raise the amount that is to go into the General fund making the total \$30.00.

Approved by the majority of the Board on May 10, 2022.

Signed this 10, of May 2022

High Desert Estates Homeowners Association, Inc. Board of Directors:

Diane Dendy, President 

Vacant, Secretary

Michael Berger Treasurer - 

Ken Waltgen Board Member 

Dan Swearingen Board Member 

Chris Burk Board Member 

HIGH DESERT ESTATES HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

2022-1

WHEREAS; Article VIII of Restated Declaration of Covenants, Conditions and Restrictions for High Desert Estates, in the event of a water leak at the home of a Resident. The Resident/Homeowner is expected to repair the leak themselves or hire a Plumber. The Homeowner is ultimately responsible to repair the leak.

WHEREAS; If the Resident is not able to identify the location of the leak, the Resident is encouraged to call the HDE HOA Water-master, to assist in locating the leak.

WHEREAS; If it has been verified that the leak has been repaired, and a receipt is submitted to the Board of Directors, the Board has the authority to forgive the overage of water, and the overage amount due on the water statement is forgiven.

BASED UPON the above Recitals, the Board of Directors of High Desert Estates resolves as follows:

That when a Homeowners has a leak /broken water line in the area of the Owner's Property, and provides the Board of Directors the repair invoice, the overage amount due on the water statement will be forgiven.

Approved by a majority of the High Desert Estates Homeowners Association, Inc Board of Directors on April 12th, 2022.

PRESIDENT: Diane Dendy

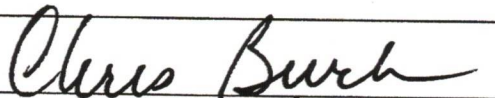


TREASURE: Michael Berger

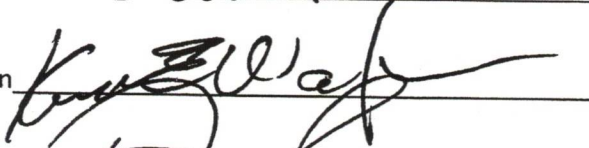


SECERTARY: Vacant

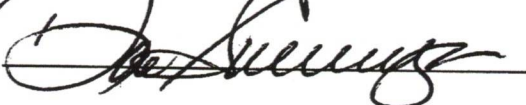
Board Member: Chris Burk



Board Member: Ken Waltjen



Board Member: Dan Swearingen



HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS
2021-1**

WHEREAS, Section 7 .3 of Article VII of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") gives authority to its Board of Directors to adopt rates for water usage "in such manner and at such rate as the Board of Directors shall determine"; and

WHEREAS, Section 8.12 of Article VIII of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") gives authority to its Board of Directors to charge a fee "If any Assessment imposed or levied by the Association is not paid within thirty (30) days after its due date, the owner shall be obligated to pay:"

WHEREAS, Section 8.12, Paragraph (b) of Article VIII of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") states that "A late charge for each Assessment not paid when due may be established by Resolution of the Board of Directors, not to exceed ten percent (10%) of the unpaid assessment, after a copy of the Resolution has been delivered to the owners."

BASED UPON the above Recitals, the Board of Directors of High Desert Estates resolves as follows:

- To implement a late fee of ten percent (10%) of the unpaid assessment (outstanding balance equal to or greater than \$25) effective September 1, 2021.

Approved by a majority of the High Desert Estates Homeowners Association, Inc. Board of Directors on August 3 , 2021.

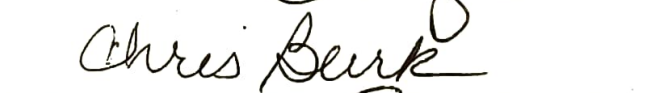
Diane Dendy, President



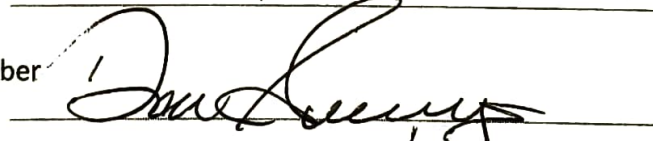
Michael Berger, Treasurer



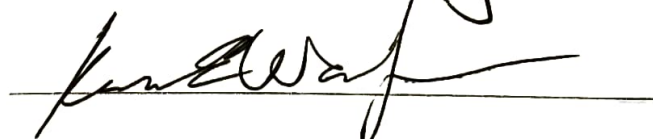
Chris Burk, Member



Dan Swearingen, Member



Ken Waltjen, Member



HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution # 2020-2

WHEREAS: The Restated Declaration of Covenants, Conditions And Restrictions for High Desert Estates Subdivision Article VIII states that Water usage shall be kept to the necessities for a single family home with an allowance for a small yard and small garden area. Water consumption shall be kept to 11,220 gallons or less. Water Storage will be provided in an amount sufficient to backup all dwellings for a least one day.

Whereas: Water is a finite resource in High Desert Estates and overuse can be seen as detrimental potentially impacting all residents. The Board resolves to implement the following measures to encourage that we be a Water Conserving Community. The Board reserves the right to implement measures for any Occurrence threatening the water availability on a case to case basis.

Based Upon the above Recitals, the Board of Directors of High Desert Estates Homeowner Association makes the following rule:

Normal: use up to 11,220 gallons at the existing fee of \$25.00

Mild Over-user: usage of 11,221 gallons up to 16,830 gallons at a rate of \$0.0045 a gallon for above 11,220.

Moderate Over-user: 16,831 gallons up to 33,660 gallons at \$0.019 for above the 16,830. \$25.00 existing fee

Extreme Over-user: 33,661 to anything beyond at \$0.027 a gallon
\$25.00 existing fee

B. To handle overuse that threatens the capacity of the system

During high use periods, when the system level reaches 50% of capacity, all residents will be notified to use '**Heightened**' conservation methods and of the potential for a water surcharge. At this point, cistern levels will be monitored more closely. Subsequently, if there is an ongoing water shortage and

the system level reaches 80% system capacity, all residents will be notified the system has reached a 'Critical' conservation level and to curtail unnecessary water use. Users who in the prior month have consumed in excess of 16,830 gallons will in addition be reminded of their high usage. At the Board's discretion and if deemed necessary, the Board may implement a process to monitor and surcharge users for excessive water consumption and/or restrict water use in the event of a water availability crisis.

C. To deal with system failures, malfunctions and maintenance;



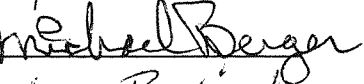
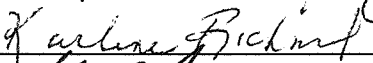

When the water supply system is impaired due to a component failure, is limited by maintenance requirements or for any other reason, at its discretion the board can invoke the 'Heightened' conservation or the 'Critical' conservation protocols. Examples include: a broken pipe, a well or delivery pump failure or repair, a cistern repair or required drain, etc...

Notification method to alert users of the need to reduce water consumption:

Heightened Conservation Level- every unit will be notified by use of electronic means. Those units using water above the normal rate that don't respond, will be notified in person at their residence and by phone by a member of the water committee/board. All such notifications are to be documented and filed. If the user can't be reached, they will be considered warned about a potential surcharge and a notice will be posted at their residence and documented with a photo of the notice.

Critical Conservation Level – In addition to the above, three attempts (separated by a minimum of 24 hours) will be made to reach all users. Following the third unsuccessful attempt to notify the user of a unit using above the normal rate (11,220 gallons) in the prior month, the residence will be assumed to be unoccupied and the water will be turned off, to protect the residence and to conserve water. Residents can contact the water committee/board for a resumption of service. Those residents that have been contacted but are unresponsive to water reduction requirements will be referred to the board for action.

Be it resolved that on this day 8th in the Month of April and year 2020 that the Board of Directors sign this Resolution to help ensure our Water System meets the need of all in the Community.

Diane Dendy President 
Leona Coleman Secretary 
Michael Berger Treasurer 
Karlene Richmond 
Raef Parmelee 

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

2020-1

POLICY FOR TERMINATION OF WATER UTILITIES

RECITALS

- A. High Desert Estates Homeowners Association, Inc. (“**Association**”) is charged with the management and operation of High Desert Estates Homeowners Association. The Association is governed by the following documents recorded in the Records of Crook County, Oregon:
1. Restated Declaration of Covenants, Conditions, and Restrictions for High Desert Estates Subdivision, recorded on April 24, 2009 as Document No. 2009-234199, including any amendments or supplements thereto (“**Declaration**”).
 2. Restated Bylaws of High Desert Estates Homeowners Association, Inc., recorded on April 24, 2009 as Document No. 2009-234200, including any amendments thereto (“**Bylaws**”).
- B. The Association is also governed by the Oregon Planned Community Act, ORS 94.550 *et seq.* and by the Oregon Nonprofit Corporation Act, ORS Chapter 65. The Association was formed as a nonprofit corporation by Articles of Incorporation filed with the Oregon Secretary of State on April 15, 1993.
- C. Article V, Sections 5.5 of the Bylaws vest the Board of Directors (“**Board**”) with all the powers and duties necessary for the administration of the affairs of the Association.
- D. Article V, Section 5.10 of the Bylaws and ORS 94.630(1)(a) empower the Board of Directors to adopt Rules and Regulations.
- E. Article VIII of the Declaration requires members of the Association to hookup and use the Association’s water supply system.
- F. Pursuant to Article V, Section 5.5(e)(2) of the Bylaws, the Board may disconnect the water service to a lot for violations of the Association’s Declaration, Bylaws, and Rules and Regulations.
- G. Article V, Section 5.5(e)(3) of the Bylaws allows the Board to install any device required by law or necessary for the overall health and safety of the Association’s water system and its users.
- H. Article V, Section 5.5(e)(3) of the Bylaws allows the Board to require the removal of any device(s) the State of Oregon deems a cross contamination potential to the Association’s water supply.

- I. OAR 333-061-0070 requires the Association, as a water utility provider, to make and enforce regulations ensuring the installation of a backflow device by a certified cross connection specialist on lots that require one to prevent contamination of the Association's water supply.
- J. The Association provides water as a utility to each lot, the cost of which is a common expense assessed to all lot owners and in accordance with rates established by the Board.
- K. Under Article VII, Section 7.3 of the Bylaws, lot owners are obligated to pay monthly assessments levied by the Association to pay for water utility services equal to the lot's usage.
- L. ORS 94.630(m) provides that the Association may adopt rules regarding the termination of utility services paid for out of assessments of the Association.
- M. ORS 94.733, Article XIX of the Declaration, and Article V, Section 5.5(e)(3) of the Bylaws grants the Board a right of entry to lots in order to correct a violation of the Declaration relating to the health and safety of the Association's water system. Such entry shall be at a time reasonably convenient to the owner; however, the Association shall not be deemed guilty in any manner of trespass for entering a lot in accordance with Article XIX of the Declaration.
- N. From time to time, lot owners fail to install the State of Oregon required backflow device or remove the water device(s) deemed a cross connection potential by the State of Oregon. Therefore, the Board finds it to be in the best interests of the Association to adopt this Resolution to set the procedure for termination of water utility services.

RESOLUTION

By authority granted in ORS 94.630(m), the Board hereby resolves to adopt the following policies regarding termination of utilities:

- 1. Requirement Notice.** The Association shall send a first written notice to any lot owner, if the lot owner or any non-owner resident installs any water device(s) that the State of Oregon deems a cross connection potential on the lot requiring the installation of a backflow device. Such notice shall be sent by either personal delivery or by first-class mail to the lot owner at the last known address or addresses required for notice of meetings. This notice shall inform the lot owner a backflow device must be installed that meets State of Oregon requirements, or the lot owner must remove the device(s) that the State of Oregon deems a cross connection potential. Failure to comply with either installing the backflow device or removing the device(s) that the State of Oregon deems a cross connection potential within thirty (30) days of the date of the notice could result in the termination of the lot's water utility service.

Any lot owner that receives the notice described in this Section 1 shall inform the Board in writing that either the State of Oregon required backflow device has been properly installed or any device(s) that represent a cross connection potential is removed.

2. **Notice of Termination.** If any lot owner required by the State of Oregon to either install a backflow device on their lot or remove the device(s) deemed by the State of Oregon to be a cross connection potential fails to do so for more than thirty (30) days from the date of the written notice by the Association described in Section 1 above, the Board shall send a second written notice to the lot owner as provided in Section 3 below (“**Termination Notice**”). The Termination Notice shall be personally delivered or mailed by first-class and by certified United States mail, return receipt requested, to the lot owner at the last known address or addresses required for notice of meetings.

3. **Contents of Termination Notice.** The Termination Notice required under Section 2 above shall contain the following statements:
 - (a) The reason the lot is required by the State of Oregon to install a backflow device;
 - (b) A statement that the Board shall cause water utility service to be terminated unless either:
 - (i) The backflow device is installed within fourteen (14) calendar days of the date of the Termination Notice by a certified cross connection specialist;
 - (ii) The device(s) the State of Oregon deems a cross connection potential on the lot that requires the installation of the backflow device is removed; or
 - (iii) The lot owner(s) requests a hearing within fourteen (14) calendar days of the date of the Termination Notice.
 - (c) The date on which water utility service will be terminated by the Board or its designated representative; and
 - (d) The contact information and person to contact in order for the owner to request a hearing.

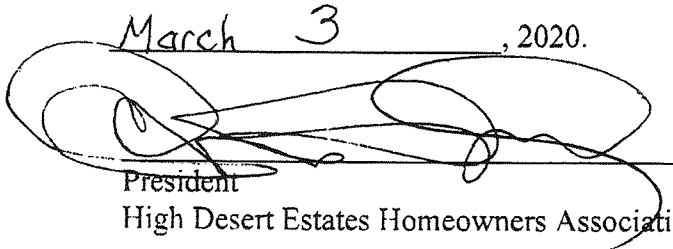
A sample Termination Notice is attached as Exhibit A to this Resolution for illustrative purposes only.

4. **Non-Lot Owner Residents.** To the extent the Association’s Board is aware of non-lot owner residents residing on the lot, the Termination Notice shall be mailed by first-class mail, addressed to the “Occupants of Lot _____” at the lot address. The Termination Notice shall only state that the water utilities to the lot are being terminated for failure to install a State of Oregon required backflow device or remove the device(s) that the State of Oregon deems a cross connection potential that requires the use of the backflow device, and the date on which utilities may be terminated.

5. **Termination of Utilities.** If the lot owner or any non-owner resident has received the Notice above, and the lot owner has failed to install the State of Oregon required backflow device, remove the device(s) the State of Oregon deems a cross connection potential on the lot requiring the backflow device, or has not requested a hearing within fourteen (14) calendar days, the Board shall cause water utility services to be terminated. The Board has the right to enter a lot for the purposes of terminating water utility service in accordance with Article XIX of the Declaration.
6. **Hearing.** If a lot owner requests a hearing within fourteen (14) days of the date of the Termination Notice, the Board shall set a hearing and give reasonable notice to the lot owner of the date, time, and place of the hearing. The Board shall either render its decision at the conclusion of the hearing, or take the matter under advisement and render the decision at a later Board meeting. All decisions of the Board shall be in writing, a copy of which shall be provided to the lot owner within ten (10) calendar days of the determination.
7. **Costs.** Costs associated with termination of utility services shall be added to the lot owner's monthly assessments and collected as provided in the Declaration and Bylaws.
8. **Manager.** The Board may delegate the duties of sending notices to owners or other tasks to a manager or other designated representative of the Board for the Association. However, all hearings must be held before the Board in an open Board meeting.
9. **Other Remedies.** Nothing in this Resolution precludes the Board from taking further enforcement action against a lot and its owner to ensure compliance with the State of Oregon required backflow device installation as permitted by the Association's governing documents or applicable law.
10. **Delivery to Lot Owners.** A copy of this Resolution shall be sent to all lot owners at their last known address.


The undersigned President and Secretary certify that this Resolution was adopted by the Board of Directors at a meeting held on:

March 3, 2020.



President

High Desert Estates Homeowners Association



Secretary

High Desert Estates Homeowners Association

EXHIBIT A
SAMPLE
NOTICE OF TERMINATION OF UTILITIES

[Date]

[Name]

[Address]

RE: **NOTICE OF TERMINATION OF UTILITIES**

Dear Mr./Ms. Doe:

The records of High Desert Estates Homeowners Association show that you are thirty (30) days' past the date required for you to install a backflow device on your lot or remove the device(s) that the State of Oregon deems a cross connection potential necessitating the backflow device installation. Our records reflect the following:

The Association has the right to terminate your water utility services pursuant to High Desert Estates Homeowners Association Policy for Termination of Water Utilities Resolution. You have a right to a hearing to challenge this notice. **If either the State of Oregon required backflow device is not installed, the device(s) that the State of Oregon deems a cross connection potential on the lot requiring the installation of a backflow device is not removed, or if you fail to request a hearing within fourteen (14) days of the date of this letter, water utility services will be terminated.**

All charges, including attorney fees, associated with collection of your assessment account are imposed against you and your lot as provided in the Declaration and Bylaws.

You may request a hearing if you disagree with the need to install the State of Oregon required backflow device. To request a hearing, you may contact the undersigned in writing to voice your challenge. The Board must receive any written challenge of the calculation of these charges within fourteen (14) days of the date of this notice. If a hearing is not requested by the end of the 14-day period, your right to a hearing is forfeited.

Your prompt attention and compliance is appreciated.

Sincerely,

[Name of Association Representative]

[Title]

[Phone number] [Email] [Physical Address]

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

Resolution # 2018-2

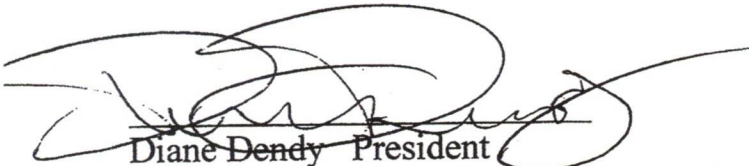
WHEREAS, Article III section 3.3 Part a (PROXIES)(1) states that A voter may be cast in person or by proxy. A proxy given by an owner to any person who represents the owner at meetings of the Association shall be in writing, dated and signed by such owner and shall be filed with secretary in accordance with procedures adopted by resolution of the Board of Directors.

WHEREAS, the purpose of this Resolution is to add e-mail as a form of acceptable means to give a member of High Desert Estates their Proxy to another member of High Desert Estates.

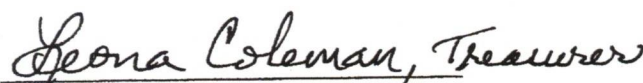
NOW THEREFORE, BE IT RESOLVED upon motion, second and a unanimous vote of the members present at the Regular Board Meeting on August 21, 2018 that:

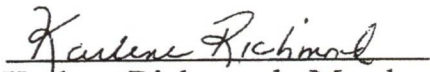
HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION will accept e-mail Proxies as an addition to written. Realizing that this is another form of communication for convenience of our members. Send all e-mail Proxies to hdehoa172@gmail.com.

Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 18 day of August, 2018.


Diane Dendy President


Dorothy Wills Secretary


Leona Coleman Treasurer


Karlene Richmond Member


Raef Parmelee

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
INCORPORATED**

RESOLUTION OF THE BOARD OF DIRECTORS

2017-5

WHEREAS, Article 8, Section 8.7 Paragraph 1 Item A of the Restated By-Laws of High Desert Estates Homeowners Association Incorporation gives the Board of Directors authority to adjust the amount of payments as indicated by the study (Reserve) ; **and**

WHEREAS, OARS 94.595 Paragraph 3-a states:

The board of directors of the association annually shall conduct a reserve study or review and update an existing study to determine the reserve account requirements. Subject to subsection (8) of this section, after review of the reserve study or reserve study update, the board of directors may, without any action by owners:

(A) Adjust the amount of payments as indicated by the study or update; and

(B) Provide for other reserve items that the board of directors, in its discretion, may deem appropriate.

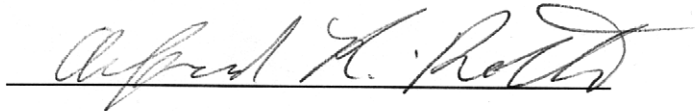
Based Upon the above Recitals, the Board of Directors of High Desert Estates HOA resolves as follows:

1. To raise the monthly fee from \$35.00 to \$45.00 effective January 1,2018. Approved by the majority of the Board on December 18, 2017.
2. To raise the amount that is to go into the Reserve Fund by \$10.00, making the total monthly reserve contribution amount \$20.00.

Signed this 27th Day of Dec 2017

High Desert Estates Homeowners Association, Inc. Board of Directors:

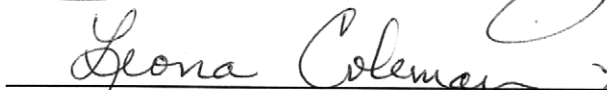
Al Roth, President



Diane Dendy, Secretary



Leona Coleman, Treasurer



HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION, INC.

Resolution of the Board No. 2017-4

WHEREAS, The High Desert Estates Homeowners Association, Inc. (HDEHOA) Board of Directors are Operators of the High Desert Estates Water System, on file with the State of Oregon and Crook County as PWS ID# OR4101457, and

WHEREAS, the purpose of this Resolution is to protect the health of the people served by this water system by preventing contaminants from flowing backwards into the water supply. To accomplish this, these rules are in compliance with OAR 333-061-0070 thru 333-061-0074. This includes installation, maintenance and testing of backflow prevention devices and assemblies, as well as other rules to report backflow data to the Oregon Health Authority (Department of Human Services) every year; and

WHEREAS, Actual or potential cross connections are prohibited by Oregon law. If a potential exists for a cross connection and this is necessary, the water system must be protected by an appropriate and State approved backflow prevention device or assembly. Most high hazards or health hazards are specified in the above listed Oregon Administrative Rules. They should therefore be given the highest priority by this water system;

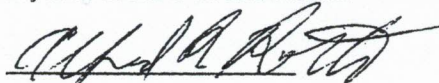
NOW THEREFORE, BE IT RESOLVED upon a motion, second and a unanimous vote of the members present at their regular meeting on July 17, 2017 that:

To further implement the goal of Resolution of the Board No. 2011-1, HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION, INC., shall have the right to require a backflow device be installed at the customer's side of the water meter upon all transfers of real property in High Desert Estates, beginning with the date of signing of this resolution.

Signed this 17 day of July, 2017

High Desert Estates Homeowners Association, Inc. Board of Directors:

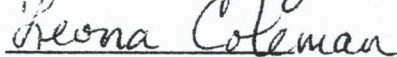
Al Roth, President



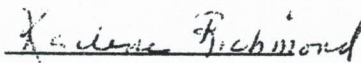
Diane Dendy, Secretary



Leona Coleman, Treasurer



Karlene Richmond, Member



**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, Section 7.3 of Article VII of the Restated Bylaws of High Desert Estates Homeowners Association (“HOA”) gives authority to its Board of Directors to adopt rates for water usage “in such manner and at such rate as the Board of Directors shall determine”; and

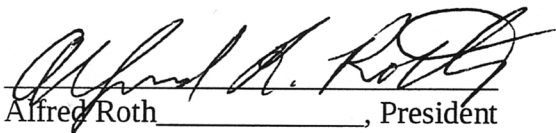
WHEREAS, Section 8.4 of Article VIII of the HOA Bylaws provides that “The Board of Directors, on behalf of the Association, shall assess the Owners for water service and water usage per Article 7.3. Charges assessed to the Owners shall be reviewed from time to time, established and implemented by Resolution of the Board”; and

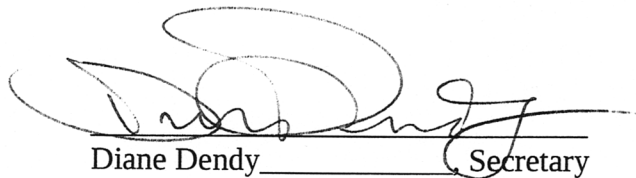
WHEREAS, the Board has fulfilled it’s responsibility to review the water usage rates.

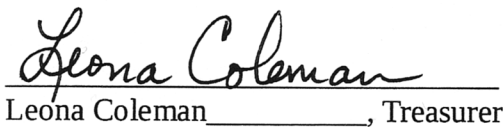
BASED UPON the above Recitals, the Board of Directors of High Desert Estates HOA resolves as follows:

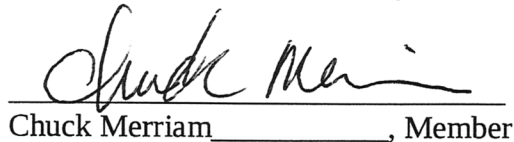
1. The Board of Directors has voted to add a third tier to the existing water rate structure, with Tier 3 Beginning at 22400.0 gallons and applying to all usage above that amount. The rate for this tier is currently set at \$0.009/gal.
2. This Resolution supersedes and replaces Resolution 2017-2 dated 27 March 2017 due to the omission of the Tier 3 beginning figure from Item 1 in the original Resolution.

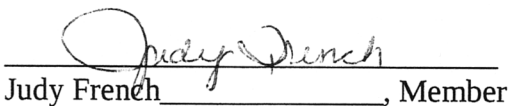
Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 24th day of April, 2017.


Alfred Roth _____, President


Diane Dendy _____, Secretary


Leona Coleman _____, Treasurer


Chuck Merriam _____, Member


Judy French _____, Member

2017-2

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, Section 7.3 of Article VII of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") gives authority to its Board of Directors to adopt rates for water usage "in such manner and at such rate as the Board of Directors shall determine"; and

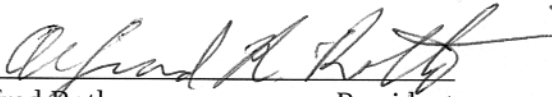
WHEREAS, Section 8.4 of Article VIII of the HOA Bylaws provides that "The Board of Directors, on behalf of the Association, shall assess the Owners for water service and water usage per Article 7.3. Charges assessed to the Owners shall be reviewed from time to time, established and implemented by Resolution of the Board"; and


WHEREAS, the Board has fulfilled its responsibility to review the water usage rates.


BASED UPON the above Recitals, the Board of Directors of High Desert Estates HOA resolves as follows:

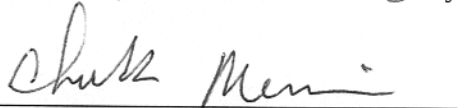
1. The Board of Directors has voted to add a third tier to the existing water rate structure, with the rate for this tier currently set at \$0.009/gal.

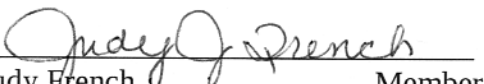
Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 27 day of March, 2017.


Alfred Roth _____, President


Diane Dendy _____, Secretary


Leona Coleman _____, Treasurer


Chuck Merriam _____, Member


Judy French _____, Member

2017-1

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, Section 9.1 of Article IX of the Restated Bylaws of High Desert Estates Homeowners Association ("HOA") gives authority to its Board of Directors to adopt rules and regulations governing the operation and use of the lots in High Desert Estates Subdivision ("Subdivision") as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Subdivision; and

WHEREAS, Section 7.1 of the HOA Bylaws states that the primary purpose of the HOA is maintaining a potable supply of water to all of the tax lots in the Subdivision; and

WHEREAS, a private easement is located across the west 30 feet of Lots 1 through 22 in Phase I of the Subdivision ("Frontage Road"); and


WHEREAS, a waterline and valves that are a part of the Subdivision water system are located along Frontage Road; and

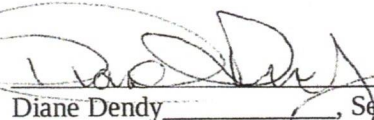
WHEREAS, maintenance of Frontage Road, including plowing snow from Frontage Road may be beneficial to the members of the HOA in order to maintain the Subdivision's water system.

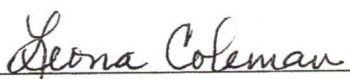
BASED UPON the above Recitals, the Board of Directors of High Desert Estates HOA resolves as follows:

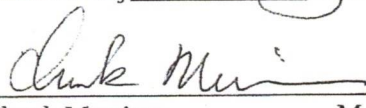
1. The HOA Board of Directors shall determine, in their sole discretion, the amount of maintenance, including snow plowing, to be conducted on Frontage Road, in order to provide appropriate access to the waterline and valves located along Frontage Road.

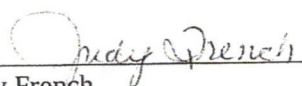
Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 27 day of February, 2017.


Alfred Roth _____, President


Diane Dendy _____, Secretary


Leona Coleman _____, Treasurer


Chuck Merriam _____, Member


Judy French _____, Member

**HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS**

WHEREAS, Article XII of the Restated Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") for High Desert Estates declares that "No firearms are to be discharged within High Desert Estates Subdivision;" and

WHEREAS, the Board of Directors of High Desert Estates Homeowners Association ("HOA") recognizes the profound safety issues addressed by said Article XII, as well as recognizing the need for appropriate penalty for violation of said Article XII; and

WHEREAS, Section 9.1 of Article IX of the Bylaws of High Desert Estates HOA gives authority to its Board of Directors to adopt Rules and Regulations; and

WHEREAS, Section 8.8 (a) of Article VIII of the Bylaws of High Desert Estates HOA gives the Board of Directors the power to levy special assessments for breach of an owner's obligation under HOA Rules and Regulations;

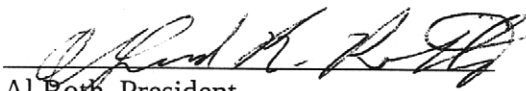
NOW, THEREFORE, the Board of Directors of High Desert Estates HOA adopts the following rules:

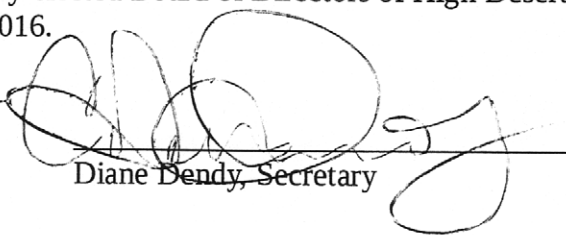
Any owner or owners who discharge a firearm within High Desert Estates Subdivision or allows any other person to discharge a firearm within High Desert Estates Subdivision shall be subject to the following penalties:

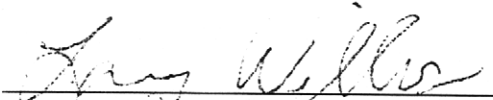
1. For the first violation, the Board of Directors, by majority vote, shall levy a special assessment not to exceed \$500 against such owner or owners.

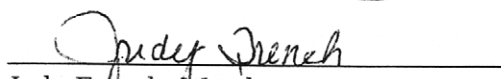
2. For the second violation, the Board may file suit and seek an injunction to prohibit the owner or owners from discharging firearms within High Desert Estates Subdivision or allowing any other person to discharge a firearm within High Desert Estates Subdivision. As part of such suit, such homeowner or homeowners shall be responsible for paying court costs and attorney's fees of High Desert Estates HOA.

Approved by unanimous vote of the duly elected Board of Directors of High Desert Estates HOA this 23 day of May, 2016.


Al Roth, President


Diane Dendy, Secretary


Larry Willis, Treasurer


Judy French, Member


Chuck Merriam, Member

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION
Resolution of the Board No. 2011-1

WHEREAS, The High Desert Estates Homeowners Association (HDEHOA) Board of Directors are Operators of the High Desert Estates Water System, on file with the State of Oregon and Crook County as PWS ID# OR4101457; and

WHEREAS, the purpose of this Resolution is to protect the health of the people served by this water system by preventing contaminants from flowing backwards into the water supply. To accomplish this, these rules are in compliance with OAR 333-061-0070 thru 333-061-0074. This includes installation, maintenance and testing of backflow prevention devices and assemblies; as well as other rules to report backflow data to the Oregon Health Authority (Department of Human Services) every year; and

WHEREAS, Actual or potential cross connections are prohibited. If a potential exists for a cross connection and this is necessary, the water system must be protected by an appropriate backflow prevention device or assembly. Most high hazards or health hazards are specified in the above listed Oregon Administrative Rules. They should be given the highest priority by this water system;

NOW THEREFORE, BE IT RESOLVED upon a motion, second and a unanimous vote of the members present at their regular meeting on March 23, 2011 that:

HIGH DESERTS ESTATES HOMEOWNERS ASSOCIATION has the right to refuse or terminate water service to any customer who does not install a backflow device or assembly, when necessary, test at least annually and repair if necessary the backflow devices on the customer's property.

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION reserves the right to demand a backflow device at the customer's side of the water meter if access is not allowed to determine if a backflow device or assembly is necessary.

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION will allow a reasonable time to achieve compliance with our rules, but should a backflow incident occur, the water system has the right to terminate service immediately and restore it only after compliance.

Signed this 23rd day of March, 2011

High Desert Estates Homeowners Association Board of Directors:

Bob Baker, President

Bob Baker

Dorothy Wills, Treasurer

Dorothy Wills

Laquita Stec, Secretary

Laquita Stec

Al Philllips, Member

Al Philllips

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board No. 2010-22

WHEREAS, The High Desert Estates Homeowners Association, (HDEHOA), Board of Directors wishes to provide for the uninterrupted management of the HDEHOA financial transactions at all times; and

WHEREAS, the HDEHOA Board of Directors recognizes the need of individual Board Officers to occasionally be unavailable to sign checks; and

WHEREAS, two signatures are required on all checks paid from the HDEHOA checking account, which can occasionally create a hardship for the Treasurer in the timely performing her duties; and

WHEREAS, Non-Officer Members of the Board should be authorized to sign checks by the Treasurer in the absence or unavailability of Board Officers;

NOW, THEREFORE, BE IT RESOLVED upon a motion, second and unanimous vote the members present at their regular meeting on November 15, 2010, that:

Non-Officer Board Members are hereby authorized to sign checks on behalf of the HDEHOA in the absence of Board Officers, at the request of the Treasurer.

Signed this 15 day of NOVEMBER, 2010

High Desert Estates Homeowners Association Board of Directors:


Bob Baker, President

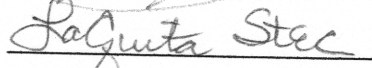
Laquita Stec, Secretary

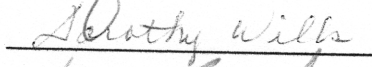
Dorothy Wills, Treasurer

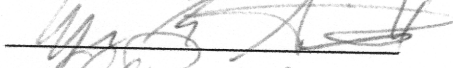
Lynn Arnett, Member

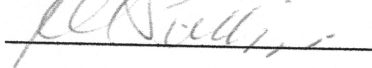
Al Phillips, Member











HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board No. ~~2009-4~~ 2010-1

WHEREAS, the High Desert Estates Homeowners Association, (HDEHOA) Board of Directors wishes to be able to provide uninterrupted water service to its residents at all times, whenever possible; and

WHEREAS, the HDEHOA, Board of Directors has determined that a backup power generator shall be installed at Cistern #2; and shall be powered by propane in case of an electrical failure; and

WHEREAS, the HDEHOA, Board of Directors requested and received bids for the installation of a propane storage tank and provision of propane;

NOW, THEREFORE, BE IT RESOLVED upon a motion, second and unanimous vote of the members present their regular meeting on November 20, 2009, that: Northern Energy Propane be authorized to install a 250 gallon propane tank, including all gas piping, complete hookup and leak checking, State Fire Marshal fee and 200 Gallons of propane for a cost of \$1,435.00.

Signed this 24th day of March, ~~2009~~ ²⁰¹⁰

High Desert Estates Homeowners Association Board of Directors:

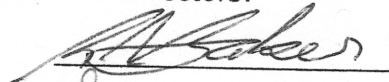
Bob Baker, President

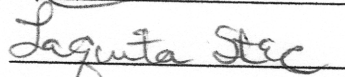
Laquita Stec, Secretary

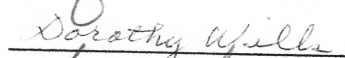
Dorothy Wills, Treasurer

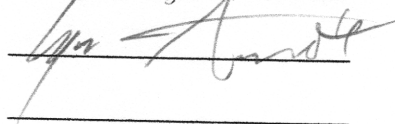
Lynn Arnett, Member

Bill Hamilton, Member









HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board No. 2009-3

WHEREAS, High Desert Estates Homeowners Association Board of Directors wishes to establish a Standing Committee to deal with water matters of High Desert Estates, and

WHEREAS, High Desert Estates Homeowners Association Board of Directors wishes to establish the position of Chairman of the Committee and specific tasks for the committee.

NOW THEREFORE, BE IT RESOLVED upon a motion, second and a unanimous vote of the members present that: the WATER RESOURCES COMMITTEE is hereby established; said Committee will have a Chairman appointed by the Board; the Committee will be charged with:

Monitoring
Testing
System Maintenance
Meter Reading
Bill Preparation
Maintaining Compliance with all Federal, State and County
Regulations Governing High Desert Estates Water System.

Dated this 26th day of August, 2009

High Desert Estates Homeowners Association Directors and Officers:

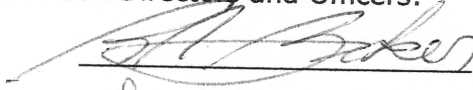
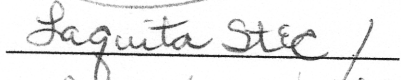
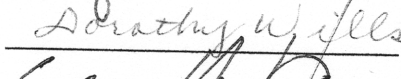
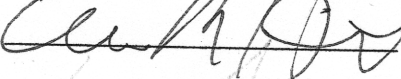

Bob Baker, President

Laquita Stec, Secretary

Dorothy Wills, Treasurer

Bill Hamilton, Member

Lynn Arnett, Member

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board No 2009-2

WHEREAS, High Desert Estates Homeowners Association Board of Directors wished to set a regular date, time and place for the Board to meet, and to allow the members of High Desert Estates Homeowners Association to be made of aware of this, and

WHEREAS, The Board of Directors also determined that this notice be posted on the High Desert Estates Website to make the membership of High Desert Estates Homeowners Association aware that the Board meetings would be open to them for attendance; and that anyone wishing to bring up a matter of concern should contact the President of the Board of directors and ask to be put on the agenda for the next meeting.

NOW THEREFORE, BE IT RESOLVED, upon a motion, second, and a unanimous vote of the members present the Board of Directors will meet on:

The fourth Wednesday of each month at 10:00 a.m.
At the Sandwich Factory in Prineville, Oregon.

AND, Association members wishing to attend may do so. Should any member wish to bring up a matter for discussion at a meeting they may call President Bob Baker at 447-8938, and ask to be put on the next agenda.

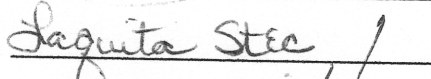
Dated this 23rd day of July, 2009.

High Desert Estates Homeowners Association Directors and Officers:

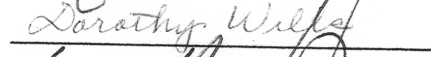
Bob Baker, President



Laquita Stec, Secretary



Dorothy Wills, Treasurer



Bill Hamilton, Member



Lynn Arnett, Member



HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

Resolution of the Board No. 2009-1

Bearing in mind that Oregon law requires homeowner associations with 15 or more homes connected to the community water supply, to document its cross-connection policy

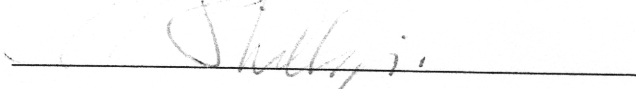
WHEREAS, High Desert Estates Homeowners Association consists of more than 15 homes connected to its community water supply;

NOW, THEREFORE, BE IT RESOLVED, that it is the policy of High Desert Estates Homeowners Association to comply with Crook County building and property codes in regard to water cross-connection/backflow devices.


Dated this 23rd day of February, 2009.

High Desert Estates Homeowners Association Directors and Officers:

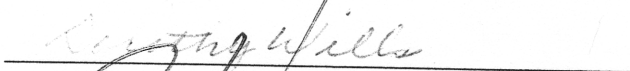
Al Phillips, President



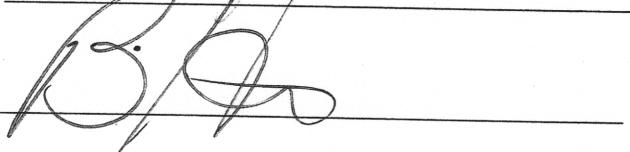
Kathryn L. Andrews, Secretary



Dorothy Wills, Treasurer



Bill Hamilton



October 16, 2008

Insurance for High Desert Estates H.O.A. 2008-9


Be it resolved that on this day the board of directors of High Desert Estates Home Owner's Association has unanimously agreed to purchase Directors and Officers Liability as well as General Liability with accompanying Umbrella coverage from Philadelphia Insurance Companies, via Prineville Insurance 297 NW 3rd Street, Prineville, OR.

Coverage limit summary is as follows:


- | | |
|---|--|
| A. Director and Officer Liability | \$1,000,000 per occurrence.
\$1000 deductible
Current premium \$513/year |
| B. General Liability | \$1,000,000 per occurrence per policy
year with \$2,000,000 aggregate per
policy year.
No deductible
Current premium \$1144/year |
| C. Umbrella coverage (General Liability only) | \$1,000,000
\$10,000 deductible
Current premium \$450/year |

Directors and Officers:

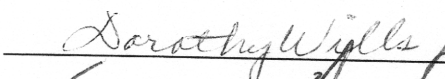
Al Phillips, President



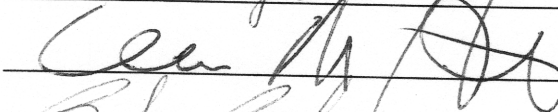
Leona Coleman, Secretary




Dorothy Wills, Treasurer



Bill Hamilton



Bob Baker



High Desert Estates Homeowners Association

RESOLUTION
OF
THE
BOARD

No. 2008-3


Whereas, the Weavers have been voluntarily reading the water meters here in High Desert Estates for 7 years and 9 months with the understanding that their water usage would be free of charge, and

Whereas, on August 19, 2008, the Board of Directors of High Desert Estates, at a regular board meeting, voted by unanimous vote of the members present, and with proxies for two absent members, that we forgive Keith and Margaret Weaver the first \$25 of their water bill as long as either one of them live here in High Desert Estates, therefore,

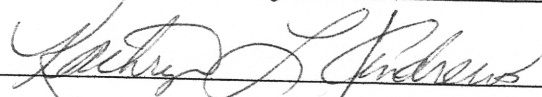
Be It Hereby Resolved, this 19th day of August 2008 that the Weavers will not be charged for their first \$25 of water usage.

Directors and Officers:

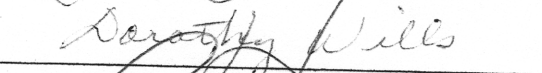
Al Phillips, President



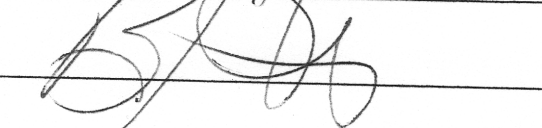
Kathryn Andrews



Dorothy Wills, Treasurer



Bill Hamilton



Bob Baker

High Desert Estates Homeowners Association

Resolution of the Board No. 2008-2

Ref. pay item no. 012-013-014 and pay items 09-010-011
invoice no.98355 dated 11/19/07 from Knife River Corp.


Whereas the amount of asphalt in the truck, prior to application , was part of a shared load with HDE and Mr. Hamilton's driveway, and was an estimation by the Supervisor of the paving crew for Knife River Corp. and Bill Huret as a representative of HDE, and

Whereas, after HDE received the cost breakdown for each portion of the total paving project, Bill Huret measured Mr. Hamilton's finished project and compared it with a known volume of asphalt applied on a similar driveway within HDE and found that the estimated amount of asphalt used on Mr. Hamilton's driveway to be erroneous. The actual amount used on Mr. Hamilton's driveway, should require the cost to him be reduced to \$1,050.00 as the portion applied to the HDE project was more than estimated. Therefore,

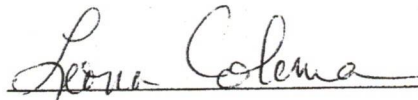
Be it Resolved, that HDE will incur the difference in price in the amount of \$267.50 thus increasing the cost for the end of David way from \$44,115.93 to \$44,383.43. The result of this action means that HDE paid for asphalt that they actually used and Mr. Hamilton paid in full for the asphalt that he actually used.

Directors and Officers:

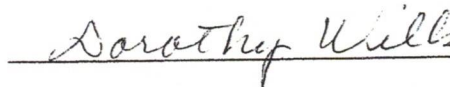
Al Phillips, President



Leona Coleman, Secretary



Dorothy Wills, Treasurer



Glenn Brown

HIGH DESERT ESTATES HOMEOWNERS ASSOCIATION

RESOLUTION
OF
THE
BOARD

No. 2008-1

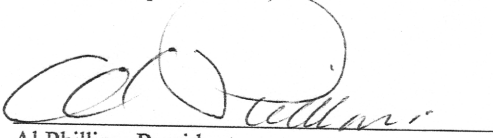
Whereas, on September 25, 2008 the Board of Directors of High Desert Estates, at a regular board meeting, voted by a unanimous vote of the members present, that the Association is in need of a permanent location for the storage of Association documents; and

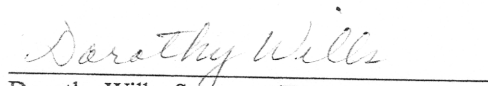
Whereas, the Board determined that a safe deposit box, located at the bank of the Association would be the best and easiest accessible location for the safety and security of said Association documents; and

Whereas, two signatories are required to be kept on file with such bank, that the President, and the Secretary/Treasurer should be the persons granted valid entry into such safe deposit box, either jointly or individually and each will be an authorized signatory; therefore,

BE IT HEREBY RESOLVED, this 28th Day of September, 2008, that the Secretary/Treasurer, Dorothy Wills be authorized to purchase a safe deposit box in the name of High Desert Estates Homeowner's Association.

DATED, September 28, 2008


Al Phillips, President


Dorothy Wills, Secretary/Treasurer

RESOLUTION
OF
THE
BOARD

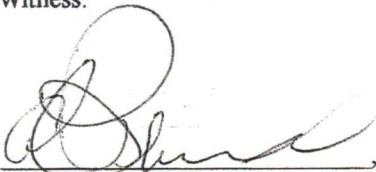
No. 2007-1

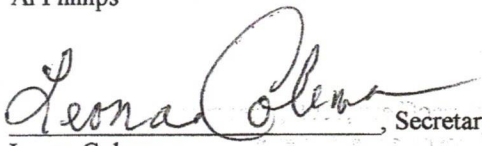
Whereas, on November 6, 2007, the Board of Directors of High Desert Estates, at a regular board meeting, voted by a unanimous vote of the members present that the Articles of Incorporation of the High Desert Estates Home Owners Association, a nonprofit corporation, needed to be updated with current information; and

Whereas, the original Articles of Incorporation were filed April 15, 1993 prior to the completion of all Phases of High Desert Estates and much information therein is no longer pertinent;

BE IT HEREBY RESOLVED, this 6th day of November, 2007, that the High Desert Estates Home Owners Association Articles of Incorporation as a nonprofit corporation be amended and filed as amended with the Secretary of State, Corporation Division for the State of Oregon.

Witness:


_____, President
Al Phillips


_____, Secretary
Leona Coleman