

**LCICOA Annual Meeting**  
**Saturday, November 13, 2021**  
**Upper McKenzie Community Center**  
**54745 McKenzie River Drive, Blue River, Oregon**  
**Meeting Minutes**

**1. Call to Order**

John Jaworski, Board Chair called to order the annual meeting of the LCICOA at 1:10 pm on November 13, 2021 at the Upper McKenzie Community Center. All Directors were present and a quorum was established:

John Jaworski, Board Chair; Ted Gillette, Vice President; Collin Strassenburgh, Treasurer; Mike Schroeder, At-Large.

The following community members were present for the meeting:

Kathy Jaworski, Laura Gillette, Sherrie Schroeder, Terry and Steve McGhehey, Christine and Calvin Lacedra, Bonnie and Steve Smitherman, Kim and Pat Knowlen, Nancy and Joe Ingram. 17 owners were present, representing 9 cabins.

Proxies were received from 8 cabins:

Proxies from Brian Sullivan (cabin 20), Larry Semerikov (cabin 14) and Susan Hampson-Burnett (cabin 13) were given to John Jaworski; proxy from Itzi Camio (cabin 3) was given to Collin Strassenburgh; proxy from Todd Weitzman (cabin 8) was given to Steve McGhehey; proxy from Dave Rae (cabin 10) was given to Joe Ingram; Majority of Board proxies were received from Kelly and Marty Johnson (cabin 12) and Mary and Bill Zilk (cabin 6).

**2. Board Meeting Minutes October 9, 2021**

A copy of the minutes from October 9, 2021 was provided to all present.

Ted motioned to approve the minutes. Mike seconded. Approved unanimously.

**3. Review October 2021 Financials**

Collin gave a short summary of the October 2021 budget. Mike asked if the increase in the HOA insurance premium was included in the budget. John stated this could be re-allocated if needed. Joe Ingram asked how much was in the reserve account. Collin reported that there is currently \$34,100 in the account and that there will be a rollover this year for the budget.

**4. 2022 LCICOA Budget**

John stated that there would be no increase in HOA dues in the coming year based on the 2022 budget projections. Collin noted that additional funding had been added in case more septic tanks need to be pumped. John explained that garbage removal costs have increased due to twice weekly collection now

and an extended rental season. He stated we may need to stay with the twice weekly collection due to more rentals. Mike explained that the LCICOA insurance premium increased due to the increase in liability coverage which was doubled. LCICOA property coverage is still being assessed. Steve McGhehey expressed thanks to Itzi Camio for negotiating a reduced fee with Sterling Management which resulted in significant savings for the LCICOA.

John called for a motion to approve the 2022 LCICOA Budget. Mike motioned. Ted seconded. Approved unanimously.

## **5. Updates**

John reviewed the purpose of the new generators and explained that they provide electricity to pump water to cabins and keep the septic system functioning during a power outage. The generators automatically perform a self-maintenance function every Wednesday around noon and run for approximately fifteen minutes.

## **6. Other Business**

Sherrie and Mike reminded owners that Cascade Roof Care is scheduling gutter and roof maintenance for cabins. Owners who had service performed last year are eligible for a discount on service this year. Owners are encouraged to contact Cascade if they haven't been contacted yet to schedule service. Sherrie and Mike can provide owners with the contact information for Cascade if needed.

Steve McGhehey discussed Jim Ruggeri's interest in selling Parcel B (the west side parking lot). The property is currently zoned recreational/commercial/seasonal rentals like the rest of LCI. Ruggeri originally asked \$250,000 and is now asking \$225,000 and will entertain offers. There are deed restrictions on the property which are available from Steve. According to Steve, the original plan for the property included a restaurant and up to 3 living units. However, John stated that there is a question of whether the living units were included and could be done. If the property was developed according to the original plan, additional costs would be incurred for infrastructure such as the installation of a well, septic and filter system, and access to lines behind the garages next to the highway. Several questions were raised by homeowners:

Nancy Ingram asked whether the list of requirements set forth in the deed restrictions would be met if the property were developed and stated that any development would require board approval. She noted that the details of the ownership turnover that resulted in Ruggeri's acquisition of the property is recorded in board minutes which are available in the archives in the LCI pump house.

Kathy Jaworski asked if the deed restrictions and board meeting minutes noting the ownership turnover should be sent to owners and/or posted on the website in order to better inform owners and clarify details on the property.

Steve Smitherman asked what the size of the lot is. Steve McGhehey estimated it at 9,000 square feet.

Pat Knowlen asked if there is any LCI owner interest in acquiring the property. John called for a show of hands. Approximately 5 owners raised their hands indicating their interest.

Calvin asked when Ruggeri would finish clearing his belongings out of the sheds. He noted that Ruggeri

has moved his tractor into his personal garage and it is no longer available for LCICOA use. He asked if the purchase of a new tractor could be explored to aid in LCICOA grounds maintenance. Terry McGhehey suggested that a “Gator” vehicle might be a useful alternative to a tractor.

Due to the lack of a formal proposal from Ruggeri to either sell or develop the property and the need for further clarification on multiple aspects of the property in question, Ted volunteered to develop a restaurant property file prior to December 1, 2020 and motioned that the board assemble all documents relating to the property in question before the first of the year. John seconded. Approved unanimously.

## **7. Election of Directors**

John stated that directors are elected annually. Ballots were distributed to those present. The slate included five candidates for five positions. John asked for any further nominations; none were stated. John closed the slate of directors. John called for a motion to accept the slate of directors on the ballot. Steve McGhehey moved. Joe Ingram seconded. The slate of directors was unanimously approved.

The new directors are:

Ted Gillette, President

John Jaworski, Vice President

Collin Strassenburgh, Treasurer

Kim Knowlen, Secretary

Mike Schroeder, At-Large

## **8. Adjourn**

John called for a motion to adjourn. Pat Knowlen moved to adjourn. Collin Strassenburgh seconded. Meeting adjourned at 2:06 pm.