



Ridgewater Homeowners' Association
POB 716
Bend, OR 97709
www.ridgewaterhoa.org

**MINUTES OF THE JUNE 27 MEETING OF THE RIDGEWATER HOA
SPECIAL MEETING**

Directors Present: Jeff Bailey-President; Carl Yee-Sec.-Treasurer; Joe Julian, Jeff Ferrell.
HOA Members Present:

1. Denver Dorman (greatone@gmail.com)
2. Scott Thomas (scottandjuliethomas@gmail.com)
3. Robin Schuler (rschueler@bendbroadband.com)
4. Dick and Laura Grady (grady1015@yahoo.com)
5. John and Sheryl Bryant (jandsbryant@bendbroadband.com)
6. Jim and Nancy Mullins (mullinski@bendbroadband.com)
7. John Robertson (jhrobertson1952@gmail.com)
8. Crystal Haynes (chaynes@bendcable.com)
9. Janice and Brooks Richardson (bvsjanine@yahoo.com)
10. Lisa Smith (cory@smoody.com, lsmith@ideasmithdesign.com)
11. Jen and Scott Floyd (jenfloyd@gmail.com)
12. Nielsen (Nielstones@msn.com)
13. Gary Defrang (gkdefrang@bendbroadband.com)
14. Patty Ferrell

The Special Meeting was called to order at 7:05 PM. The meeting was held at the Jeff and Patty Ferrell residence, 20862 Desert Stream Place.

As per the Ridgewater HOA By Laws, a set agenda had been announced in the meeting notice and business was limited to those agenda items.

The Board noted the reception of Robert Biedermann's letter of resignation as President and Director.

Agenda Item 1: Status of the potential routing of the Bend Sewer SE Interceptor.

President Bailey turned the meeting over to Director Ferrell to brief the attendees as to what has been learned since the June 7, 2011 meeting with the City of Bend representatives. In summary, not much new is known, as the City has not yet submitted any concrete proposals for the HOA to react or respond to. The Board reached a consensus to be prepared for rugged negotiations with the City if they persist in routing the SE Interceptor through Ridgewater.

Director Carl Yee made a motion to authorize the expenditure of up to \$1,000 for legal consultation as to our options if the City persists in their desire to route the sewer project through Ridgewater. Director Jeff Ferrell seconded the motion. The vote was unanimous for the motion. Director Ferrell was directed consult with a land use lawyer and report back to the Board and HOA on July 12, 2011. Meeting Number 2 will be held at the Jeff and Patty Ferrell residence, 20862 Desert Stream Place, 7 PM.

Agenda Item 2: Filling of vacant Directors' positions now and in the future.

Carl Yee briefed the membership as to the procedures to be used in filling vacant Director's positions. As per our By Laws, The remaining Board Directors may appoint a member of the HOA to the vacant position. The term of the appointee will run for the remaining months of the former Director's term. In the case of the currently vacant position (Robert Biedermann's), the appointee would serve until the end of 2011.

The Board noted that Carl Yee has already notified the Board that he will be resigning from the Board sometime in July. The exact date is uncertain, but most likely by July 15, 2011. Director Yee's term also runs through the end of this year.

With two vacancies, the Board will be operating with only three members, a bare quorum. Appointment of at least one new Director is imperative. Interested HOA members are strongly requested to consider serving in one of the vacant positions and to notify the Board of their willingness to serve.

The meeting was adjourned at 8:20 PM.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'C. Yee', written in black ink.

Carlton S. Yee, Ph.D.
Secretary-Treasurer