

CONDOMINIUM MEETING NOTES – 08/20/25 8:00 AM

ATTENDEES

Bobby Yun – UNIT 1,2,35,50

Warren Tran – UNIT 12

Jon Freier – UNIT 4

Julie Rankin – UNIT 10

Kurt Schlieter – UNIT 47

Mitch Nordahl – Owner Developer Phase 3

Patrick -Onsight Mgr- PM Phase 3

Jen Frommer Project Mgr - PM Phase 3

SUBJECT

Phase 3 integration and road access and future costs of road repairs

Introductions

Group builds 40-60 homes a year – were looking for shop space. Bought Phase 3 as a result. They will be a permanent member in a unit for their business.

They have sold 8 units. They have great effort into permits and approvals to get started.

Road damage beyond normal use is to be repaired. The purchase of P3 land legally includes the expansion of the HOA to include them.

Paperwork showing that will be emailed for our review. Bobby may have legally reviewed to be sure there are no new unknown points in the final operation of the HOA and it is in everyone's best interest.

Kurt explained we have no documentation on P3 so it was agreed to be sent to us in 48 hours. P3 HOA documentation is being sent. We have not seen that. But similarly, P1 units did not see P2 info and vice-a-versa.

The same HOA existed but added units were amended and registered with the State records as the expansion proceeded.

They have no permits for units but will obtain the in batches of 6.

We requested a current map for the P3 units and that will be sent as well. Estimated 32 units to be built.

Bobby questioned that P1 and P2 ended the construct and became our private entity, It was perceived that P3 would be a separate entity as it was beyond the three year original declarant when it changed hands. This will be reviewed. It was a surprise that P3 was still part of the project. That will get verified.

Lengthy road conversation occurred. P3 understands P1 and P2 paid a great deal for the road.

This property was built in an unusual way as these are normally built from the rear of the property to the front. This is a cost savings measure for a developer to build up front but causes many problems.

We spoke to Mitch about immediate and long-term roadway concerns by individual owners. P1 & P2 owners will receive a detailed summary shortly regarding the process. Highlights:

- 1) Construction traffic to be directed with signage onto the East roadway only not West loop.
- 2) Construction damage will be repaired by developer to roadbed
- 3) P3 owners will pay for road first layer in front of their units
- 4) All owners will pay for roadbed layer 2 in front of their units post construction of P3
- 5) A more economical cost will occur with the size of layer 2 job to each owner.
- 6) A daily road brushing will be provided during construction
- 7) We await for details to be forwarded from Mitch the developer.
- 8) P3 will also have a registered Fire Department Tanker fill pond
- 9) Please understand further negotiation and an agreement will be created.

Long term the road will be clarified as a common area. All repairs are paid from a reserve fund. HOA's are typically budgeted and funded by owners for all common area repairs and maintenance including wells even which individual owners do not draw from. This is expected.

Much conversation about common areas and deeding of the roadways with the HOA occurred. We need to have our new board communicate many unknowns to our P1 & P2 owners during the next meeting.

Jon discussed the limited access in and out of the property and concerns for a single entrance and exit such as for emergency services etc. The entire site plan property was designed and approved with the this road system as mapped for all Phases. The Town would and perhaps could not approve any other access such as a construction entrance or alternate additional method from Hwy 76. The Oakridge side is all watershed. This was all part of the very original site approval plan.

At least one additional well will be a separate source for P3 water needs.

Actionables:

- 1) Receive from Mitch his latest P3 map
- 2) Receive copies of P3 Declaration
- 3) Receive copies of executive summary from P3
- 4) Receive initial roadbed cost share agreement proposal
- 5) Clean up all documentation for HOA immediately
- 6) Review by-laws for P1, P2, P3

Goal is that all new P3 owners will have a much better understanding of their HOA relationship and costs. They will understand common areas being all areas and road extending beyond the concrete slab footprint of their building. P3 will be paying for their road just like P1 & P2 for the after construction. Clarification of all of this is forthcoming but in general this is how CA HOA's function.

Next Step:

Settle our elections. P3 developer has a seat on the board automatically.

Board works on all issues

Board holds meetings

Develop communication methods ie flyer, emails, group apps etc.