

## **NOB HILL ROAD SPECIAL ROAD DISTRICT**

### **MINUTES OF MEETING June 19, 2025 Melrose Grange 6:00 PM**

Present: Dennis Eberhardt, Sis Heath, Vernessa Johnson, Laila Eberhardt, Kathy Haskins, Loren Waters, Sharon Sawicki, Amy Wise, Karen Parker, Christa Vogt, Todd Vogt

Virtual Attendance (connection failed): Jordan Goodson

Dennis Eberhardt called meeting to order at 6:00 PM.

#### Financial Report:

Pursuant to a vote to open a checking / savings account for the District, Sis Heath reported the opening of a no-fee bank account Umpqua Bank with balance of \$2631.57. All three Board members are signatories on the account, requiring two signatures for each check. This account was discussed at the last meeting.

Vernessa Johnson moved to establish up a "petty cash" fund within the checking account of \$25.00. The motion was seconded by Laila Eberhardt. Motion passed unanimously.

#### Old Business:

Dennis Eberhardt explained how getting the District set up and functioning is a slow process and asked for patience with the process. The road continues to deteriorate but we are making progress on obtaining quotes.

Todd Vogt, Operations Committee, reported the two estimates that he had on road maintenance. One estimate is for \$68,605 from Stratton Brothers and the second is \$42,420 from Knife River (each attached). Todd is going to meet with Knife River to get further estimates on doing the road in sections and report back to the Board this week.

Due to the condition of the road and expense to bring portions up to standard, there is great concern and discussion on this first assessment. As soon as Todd gets the a more focused quotation from Knife River, the Board propose an assessment to be voted upon by general membership. The mechanics of our first election will be created by the Board, giving each Voter (representative of a titled property) the opportunity to vote.

#### New Business:

Bylaws – On our website are "Option 1" and "Option 2" of the Bylaws. Each cover similar issues with one more easily read and one with more detail. The Bylaws and specific issues within them will be included on the election ballot.

Dennis reported that the property at the top left side of Nob Hill Road, just before start of Hunter Hill,, purchased by John and Jennifer Mondragon of Alaska, is being developed. Dennis spoke with the Mondragons. Their intention was to spilt into two parcels, one with access from

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Sylvan and one with access from Nob Hill. Should that be approved by Douglas County, the property entering Nob Hill would need to be incorporated into the District by an application to Douglas County Commissioners (probably requiring public notice again) and map / legal description modification through Department of Revenue. The Mondragons are aware of the District and their obligations if their driveway enters on Nob Hill Road.

Virtual attendance for our meetings failed today due to technical reasons. We will endeavor to do better next time.

A reminder: In order to facilitate establishment of Bylaws, Budgets and Assessments, Each property on the Douglas County Assessor's Map property has one vote. If you own two properties, you have two votes and consequently would owe two assessments. Under the current map the District has 26 properties. These issues will be addressed in the subject to the upcoming election.

Dust control was briefly discussed, but we first need to get the road maintenance costs finalized.

#### Good of the Order:

Dennis reported that the Industrial Fire Protection Level IFPL is currently at Level 1 and Public Use Restriction is Moderate. Explanations are posted on Douglas Forest Protection Association's website

Sis Heath moved to accept public Meeting Minutes dated April 23 & 27, 2025 as written as well as the Board Work Session Meetings Minutes dated May 21 & 29, 2025, as written. Motion seconded by Laila Eberhardt. Motion passed unanimously. Although Public Meeting Law (ORS 192) does not require that meetings of a Board as work sessions, that are convened to organize but not make decisions, are exempt from Public Meeting law. However, this Board has decided to publish the minutes of those meetings in the interest of transparency.

Meeting adjourned at 7:02 PM.

Respectfully submitted,  
Vernessa Johnson, Secretary