

**NOB HILL ROAD SPECIAL ROAD DISTRICT
BOARD OF DIRECTORS PUBLIC MEETING 3/19/2026**

MINUTES

The meeting was held at the Melrose Elementary School and President, Dennis Eberhardt called the meeting to order at 6:30 PM.

Board Members Present: President, Dennis Eberhardt, Treasurer, Cecelia Heath and Secretary, Vernessa Johnson

Board Members Absent: None

District Members Present: Laila Eberhardt, Amy Wise, Marilyn Jenkins, Todd Vogt, and Sharon Sawicki

Public Present: Johnny Zybach

Board and Committee Reports

President Dennis Eberhardt: There were no changes requested on the Agenda.

Dennis reminded everyone that there is to be no surface work performed on the roadway. Filling of potholes or cleaning out trenches for water flow is ok and very much appreciated.

Dennis shared that the last two years have been a lot of work but that it was very rewarding – it was a labor of love. He stated that we had a very good team and that he feels like we have a united community.

Secretary Vernessa Johnson: Asked that Minutes of February meeting had been reviewed. Marilyn Jenkins moved that Minutes be approved. Laila Eberhardt seconded the motion. There was no discussion. Motion unanimously approved.

Treasurer Sis Heath: Gave Financial Report as of 2/28/2026.

Beginning Balance	\$576.39
Deposits/Additions	\$382.28
Withdrawals/Subtractions	-0-
Ending Balance	\$958.67

Sis reported that all Road Assessment Fees have been paid in full.

Dennis Eberhardt moved the report to be accepted and Todd Vogt seconded the motion. There was no discussion. Motion unanimously approved.

Committee Report: No reports to be made.

Old Business

Road Maintenance: There was discussion regarding the speed limit on Nob Hill Road. Regardless of a posted speed limit, there is no enforcement. No action taken.

Vernessa Johnson reported that once the new budget is passed, she will reach out to contractors as to road maintenance.

Election results were announced (See Attachment). No single option of Issue 3 on the Budget received 51% of the vote. Many approaches were discussed. Dennis moved to accept the "Weighted Budget Option". Amy Wise seconded the motion. No further discussion. Motion unanimously approved. See attached breakdown with explanation.

New Business

Todd Vogt, new President, took Oath of Office.

The NHRSRD website was discussed. To renew the Domain is \$17.00/year and Hosting is \$16.00/year. Dennis Eberhardt volunteered to continue to be the Webmaster. There was not a consensus of opinion reached regarding the website. Action was deferred.

Dennis Eberhardt introduced Johnny Zybach from neighboring property. Explanation attached.

Other Business and Good of the Order

Vernessa Johnson reported that she has written the Supervisor of the Roseburg Post Office regarding our options for mail delivery. Vernessa has had no response.

Sis Heath reported that the call tree is in place.

With no further business, the meeting was adjourned at 7:51 PM.

Respectfully submitted,
Vernessa Johnson
Secretary

Incls: Election Option 3 Weighted Average
Properties included in District by County

Attachment to Meeting Minutes of 3/19/2026 regarding Election Results March 2026

The votes of the recent election were tallied by the Board and confirmed by Amy Wise. There were 21 ballots were received. The results are:

Issue 1: New Officers.

Results:	Todd Vogt for President	20 Votes - Elected
	Vernessa Johnson for Secretary	20 Votes- Elected
	Cecelia Heath for Treasurer	20 Votes- Elected
	Abstain	1

Issue 2: Bylaws Update.

Results:	Agree	20 Votes - Won
	Disagree	1 Vote

Issue 3: Budget.

Results:	\$8100	6 Votes
	\$8748	7 Votes
	\$10,800	8 Votes

No option received 51% of the ballots cast. See Motion and discussion for resolution.

Issue 4: Amendment to Prorate Fee Assessment.

Results:	Agree	19 Votes - Won
	Disagree	2 Votes

Issue 3 Budget Results Resolution.

No single option received 51% of the votes cast for that issue. A discussion ensued about how to resolve. The concerns were that the voting was too close to eliminate one of the options as an outlier if a run-off election were to be held.

The potential resolutions offered were:

1. Eliminate the lower figure (\$8100). The consensus became that this would disenfranchise nearly 1/3 of the votes cast on this issue.
2. Run-off election using Ranked Choice method. The membership present thought this was too complicated and could cause confusion.
3. Average the three budget amounts. This would have the effect of diluting the votes for the greater amount and adding weight to the votes for the lower amount.

4. Weighted average of the three Budget amounts. This method satisfied the quest for fairness and honored each vote cast proportionately. The method is:
 - a. Multiply each budget amount by the number of votes it received to get weighted budget amounts.
 - b. Add the three weighted budget amounts, then divide that amount by the number of total votes cast.

Budget Option	# Votes	Weighted Budget Option
\$8,100	6	\$48,600
\$8,748	7	\$61,236
\$10,800	8	\$86,400
Total Votes Cast	21	
Total of Weighted Budget Options		\$196,236
Weighted Budget Total divided by total votes cast (\$196,236 / 21)= Weighted Budget		\$9,344.57
Budget divided by # Properties (27) = Base Fee Assessment		\$346.10
Base Fee Assessment adjusted for proration according to Issue 4		
First Three Properties pay 50% of Base		\$173.05
Remainder of Budget (\$519.14) spread over remaining properties (24)		\$21.63
Fee Assessment for upper 24 properties		\$367.73

There was discussion of the method and consensus was that it was sound and defensible.

Dennis Eberhardt moved to:

1. Accept and certify the election results.
2. Utilize the weighted average method to resolve statistical tie for Budget Issue 2. The **First 3 properties' prorated fee assessment for 2026 – 27 would be \$173.05 per property.**
Remaining 24 properties' fee assessment for 2026 – 27 would be \$367.73 per property.

Seconded by Amy Wise.

No further discussion. Motion carried by unanimous vote of all members present.

###

Attachment to Meeting Minutes 3/19/2026 regarding the issue around the non-member properties adjacent to the unimproved section of Nob Hill Road.

The meeting was attended by one of the three impacted property owners, Johnny Zybach.

He explains that, according to Douglas County, each of the three properties have been “annexed” into the Nob Hill Road District (NHRSRD) because their properties overlapped that segment of Nob Hill Road which is listed as “unconstructed” on County maps. The County sent the owners letters notifying them that they are now within the NHRSRD. He states that the property owners had no prior knowledge of the existence of NHRSRD, do not utilize Nob Hill Road for ingress or egress and wish to be removed.

The Nob Hill Road Special Road District map, approved by the State and County, does include that section of Nob Hill Road listed as “Unconstructed”. However, it was never the intention to include the adjacent properties within the District unless and until the create access to Nob Hill road and therefore derive direct benefit and utility form the road. Dennis Eberhardt spoke with County officials in Planning, Assessor’s and Mapping departments to fact find. This appears to have been triggered by a recent redistricting of fire districts leading to the discovery of the overlapping properties.

Unfortunately for the property owners, NHRSRD has no authority to change a County action. The owners appear to now understand that. Mr. Zybach stated that he will pursue remedy through the County, requesting reversal.

This current action, or any potential reversal of it, has no obvious financial impact on NHRSRD or physical impact on the road.

Mr. Zybach was informed that any increase in taxes due to this action are not received by NHRSRD. NHRSRD is totally self-funded and does not derive revenue from County or State and that we sympathize with his plight and are generally supportive.

Depending on what is negotiated between the property owners and the County, NHRSRD has generally three options:

1. Oppose the removal of the properties from the District, or
2. Remain neutral and allow the process to play out, or
3. Support the efforts of the property owners to alter the designation.

However, we stopped short of any official action until it is clear what direction the property owners would pursue.

###