

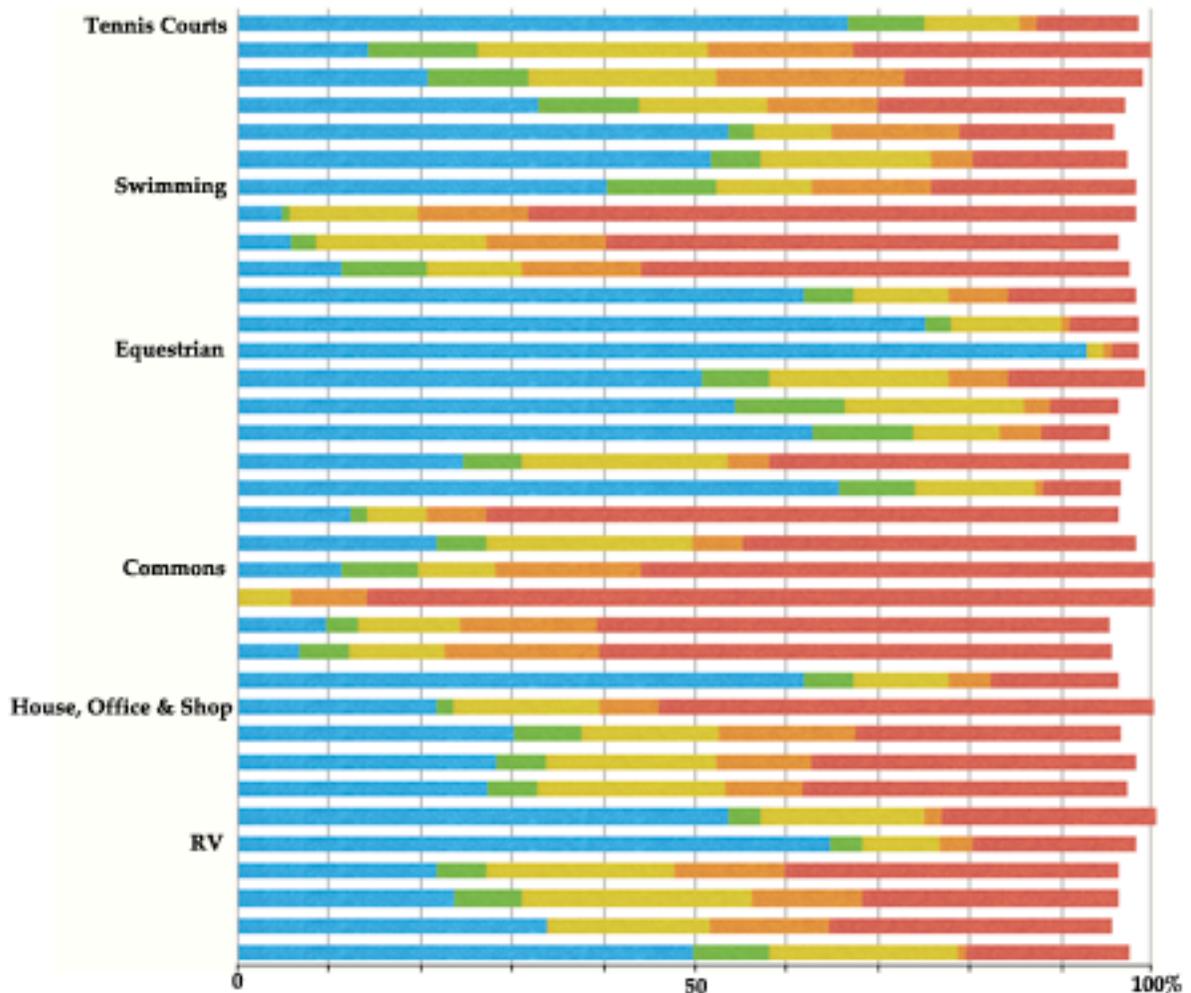
# MMPOA Facilities Survey - 2012

## Introduction -

All MMPOA members were provided with information regarding the status of the association's finances, operations, and facilities in December 2011 and asked to respond to a survey regarding association facilities. The survey was prepared initially by Rick Thomas based on a similar survey done in 2004. Members of the Ways & Means Committee and the board critiqued the survey questions and it was edited prior to distribution. The survey was returned to the committee anonymously after office staff checked off returns based on lot numbers on the return envelopes, and the numeric and narrative results were compiled by two members of the Ways & Means Committee.

141 surveys were distributed, one per lot. 107 were returned giving a 76% return.

The most striking general observation about the results is obvious in the following graph showing the responses, 1-5, for each of the 35 questions in the survey. Most of the graph is blue and red - blue indicating a **Strongly Disagree** response,; red a **Strongly Agree**.



There is relatively little middle ground on most questions with the exception of those regarding the tennis courts. Members were generally very emphatic in their responses.

## Tennis Courts

		Strongly Disagree			Strongly Agree			
		# Responses	Response	1	2	3	4	5
1)	I use the tennis facilities regularly (1-2 times/week).	105	Response	1	2	3	4	5
			%	68	9	10	2	11
2)	It is important that the tennis facilities be a part of MM.	107	Response	1	2	3	4	5
			%	14	12	5	16	33
3)	MMPOA should pay the cost to repair the tennis facilities in the next 1-3 years	106	Response	1	2	3	4	5
			%	21	11	21	21	26
4)	I am willing to pay the annual amount needed to build reserves to replace the tennis facilities at the end of the estimated remaining life.	104	Response	1	2	3	4	5
			%	34	12	14	13	28
5)	I support a usage fee for the tennis courts.	102	Response	1	2	3	4	5
			%	56	3	9	15	18
6)	The tennis facilities should be eliminated.	104	Response	1	2	3	4	5
			%	53	6	19	5	17

### Comments -

- One court would be enough.
- I had enjoyed using the tennis courts but stopped when the cracks in the surface became a hazard to players. The liability is huge for MMPOA if people are allowed to play when the courts are in such poor condition. Maybe an outdoor court in this climate doesn't make sense. However I am willing to pay for repairs if it results in a safe surface. A user fee is definitely in order.
- There should be a money limit to the repair costs of tennis courts. The courts should be eliminated when they become unsafe for use.
- Question 2: The tennis courts are not important to us personally because we've never used them. However, we can understand why they may be important for others in the Meadows and we understood when we moved here that a portion of our annual fees went to support this facility. So as long as the board can figure out how to do that in a cost effective manner without raising our fees, then we support continuing to have the asset. Question 3: MMPOA should pay the cost to repair the tennis facilities in the next 1-3 years as long as the expense of that is covered by the current annual fees (with no increases). Question 5: See our general comment #3 on page one related to usage fees.
- It is important to have the tennis courts as part of MMPOA. It was one reason we purchased in Metolius Meadows.
- Would want to have choice of how to repair.

## Swimming Pool & Cabana

			Strongly Disagree			Strongly Agree		
			1	2	3	4	5	
7)	I use the swimming facilities regularly (1-2 times/week).	# Responses	Response	1	2	3	4	5
		105	%	41	12	10	13	23
8)	It is important that the swimming facilities be a part of MM.	# Responses	Response	1	2	3	4	5
		105	%	5	1	14	12	68
9)	MMPOA should pay the cost to repair the swimming facilities in the next 1-3 years	# Responses	Response	1	2	3	4	5
		103	%	6	3	19	14	58
10)	I am willing to pay the annual amount needed to build reserves to pay for the swimming facilities at the end of the estimated remaining life.	# Responses	Response	1	2	3	4	5
		104	%	12	10	11	13	55
11)	I support a usage fee for the swimming pool.	# Responses	Response	1	2	3	4	5
		105	%	63	6	10	7	14
12)	The swimming facilities should be eliminated.	# Responses	Response	1	2	3	4	5
		105	%	76	3	12	1	8

### Comments -

- I use the pool 1-2 times per week, when in residence.
- Swimming pool is most important.
- Provides a good value.
- Fee usage; there is no one to take money, names and times. We need a long range plan.
- The security of the pool has historically been difficult. Monitoring use of non-property owners and quests is near impossible to address. We support the usage fee **IF** it can be administered.
- The pool is a major asset and I would be happy to pay a user fee and have higher annual dues to cover the costs of solar panels as a source of heating. The cabana is needed for those wanting to get out of the sun, change or play Ping-Pong.
- Remove the cabana when it becomes unsafe and rent a portable toilet for the season.
- Question 8: The pool is not important to us personally because we've never used it. However, we can understand why it may be important for others in the Meadows and we understood when we moved here that a portion of our annual fees went to support this facility. So as long as the board can figure out how to do that in a cost effective manner without raising our fees, then we support continuing to have the asset.
- Question 9: MMPOA should pay the cost to repair the pool/cabana facility in the next 1-3 year as long as the expense of that is covered by the annual fees that have NOT been increased. Question 11: See our general comment #3 on page one related to usage fees.
- It is important to have the swimming pool and cabana and common areas surrounding the facilities as part of MMPOA. It was one reason we purchased in Metolius Meadows.

## Equestrian Facilities

		Strongly Disagree			Strongly Agree			
13)	I use the equestrian facilities (day use or board a horse).	# Responses	Response	1	2	3	4	5
		105	%	94	0	2	1	3
14)	It is important that the equestrian facilities be a part of MM.	# Responses	Response	1	2	3	4	5
		106	%	51	8	20	7	15
15)	MMPOA should pay the cost to repair the equestrian facilities in the next 1-3 years	# Responses	Response	1	2	3	4	5
		103	%	56	13	20	3	8
16)	I am willing to pay the annual amount needed to build reserves to replace the arena at the end of the estimated remaining life.	# Responses	Response	1	2	3	4	5
		102	%	66	12	10	5	8
17)	The arena should be eliminated.	# Responses	Response	1	2	3	4	5
		104	%	25	7	23	5	40
18)	I am willing to pay the annual amount needed to build reserves to replace the barn & tack facilities at the end of the estimated remaining life.	# Responses	Response	1	2	3	4	5
		103	%	68	9	14	1	9
19)	I support a usage fee for the equestrian facilities	# Responses	Response	1	2	3	4	5
		103	%	13	2	7	7	72
20)	The barn & tack facilities should be eliminated.	# Responses	Response	1	2	3	4	5
		105	%	22	6	23	6	44

### Comments -

- Don't we need the horses for the water permit?
- Provides a poor value. Use arena to replace the barn and use for equipment and storage.
- The arena should be converted to a barn.
- Support grant, provide water to pastures.
- Even though only a few families keep horses we want to keep the area up.
- I am opposed to eliminating the equestrian facilities but favor looking at alternative ways of supporting the cost to maintain.
- The equestrian facility should either be self-sustaining or removed and replaced with something would require minimal maintenance. Pickle Ball court?
- The barn is rotting to the ground and has no value.

- Demo the barn and all horse facilities. Do not remodel or rebuild.
- Fee for temporary facilities for horses should be kept but modified to help defray costs.
- MMPOA should pay for fence repair if there are horses and not if there are no horses.
- I support usage fees for the horse boarders and support the ability to 'rent' horses for children.
- The horses have historically been part of Metolius Meadows. The ambiance isn't the same without them. Please find a way to keep some horses here.
- Aren't there other uses for the arena? Is it historically valuable?
- We suggest consolidating all horse facilities (except paddocks/shelters, outdoor arena, pastures and trailer staging area) into one end of the Arena and eliminate the loafing shed, tack room and barn. Spend the money to repair the structure and refinish the exterior of the arena building. Although visually iconic, the barn is way past any usefulness and should be taken down.
- We are not currently using the equestrian center because of how it is being managed by non-equestrian people. Support the idea of leasing the whole Equestrian facility to an equestrian group therefore eliminating the total costs of buildings, fencing and ground maintenance. Plans for including the tack and loafing shed into the riding arena would drastically limit the use of it in the future. The whole area needs to be managed by people who understand equestrian needs. The barn IS useable for equestrian use as it is! The insurance did not want to cover both uses, for storage and horses.
- It would have been nice to have had board members requests for lease option and solicited equestrian perspectives reflected in the survey.
- The arena should be eliminated/use for RV storage, fees for storage used for maintenance. The barn and tack facilities should be eliminated/we will need a reserve to cover the cost of removal.
- Lease out the equestrian facilities. Lease out the barn and tear down the hay storage barn and tack room.
- It seems there are only three things to do with the equine facilities, tear down, repair and continue to pay for up-keep, or lease out/sell. It would be a great shame to tear down the existing barn and arena. What would we gain by having empty land? The cost of tear down is, as I understand, on par with repair. Spending money to maintain facilities that no home owner is using is not sensible. A lease agreement could specify property restoration and continued maintenance. We would all gain by having upgraded facilities bordering our property. Even if the ultimate decision is to tear down barns, it should not be done without first looking into the option of leasing/selling the facilities property. There is potential for a win/win situation. We have the value of the proximity without the maintenance costs. "Expense controls on non-labor are ineffective due to small amounts involved." This is a clear call to reduce labor costs.
- It is essential that funds from dues described as reserves funds be used for depreciated assets such as, replacement of tennis courts and swimming pool. Reserve funds should not be used for operations.
- The entire equestrian facility should definitely be eliminated. It has been a serious source of ill will since we moved here; nothing leads us to believe that will ever change. All of this contentiousness revolving around a facility that can, at the most, be used by perhaps 12 homeowners is absurd. Now is an excellent time to shut down the program since there are no horses there. Leasing the facility has been brought up. We see multiple issues with that idea. One relates to responsibility for maintenance, repair, taxes, insurance, legal costs, and whether we would be able to lease it for an amount that truly covers all costs. Also, because we still own the facility, would we not still be responsible for maintaining a reserve? Again, how can you justify spending so much money, time and energy on something that benefits so few? It makes no financial or practical sense.
- It is important to have the equestrian facilities. While I do not have a horse, it has always been a pleasure to see the pastoral scenes when walking, seeing the horses grazing in the meadows.
- Re-visit thoughts of leasing etc. to pay for itself.
- Definitely wish there were still horses.
- Raise horse fees to 20% above comparable facilities.

- Get rid of the horses and the equestrian fences.

## Common Area, Fences & Bridges

			Strongly Disagree			Strongly Agree		
21)	I use the common area facilities regularly (e.g. - walk trails 1-2 times per week).	# Responses	Response	1	2	3	4	5
		107	%	11	8	8	16	56
22)	It is important that the common area facilities be a part of MM.	# Responses	Response	1	2	3	4	5
		107	%	0	0	6	8	86
23)	MMPOA should pay the cost to repair the fences in poor condition in the next 1-3 years	# Responses	Response	1	2	3	4	5
		102	%	10	4	12	16	59
24)	I am willing to pay the annual amount needed to build reserves to replace the bridges and fencing at the end of the estimated remaining life.	# Responses	Response	1	2	3	4	5
		102	%	7	6	11	18	59
25)	Common area fencing should be eliminated.	# Responses	Response	1	2	3	4	5
		103	%	64	6	11	5	15

### Comments -

- Homeowners should volunteer to help repair fences in poor condition.
- Fencing is not needed. Bridges and trail maintenance only.
- Provides a good value, especially if the grant paid for part of the fencing.
- We are willing to pay for common area but not Equestrian fences. Let the horse people build the fences to keep their horses in.
- A two rail fence really doesn't protect anything except possibly pasture when it is being grazed. I think we should eliminate all Meadows fencing.
- Most of the fences serve a limited purpose; they keep nothing in and nothing out. If horses and/or grazing animals are no longer in the picture-questions regarding pasture maintenance, irrigation, fire control and water rights will need to be addressed. Perhaps using some of the property for "revenue production" would impact the fencing question.
- It is part of our visual landscape. No hodge-podge of individual fences.
- More money should not be spent on equestrian fencing without any horses at this time. It seems to be a waste of money. The bridge that serves as a maintenance access to the common area should be upgraded to allow the tractor to cross it. All easements should reflect the plot map designation not just one use. The plot map shows easements as pedestrian, equestrian and one as a maintenance easement, not just pedestrian easements.
- The common areas must be maintained in some form or another - they are legally a part of the Meadows.
- Are the fences necessary?
- The equestrian fences can be eliminated if the horse facilities are eliminated. The other fences are optional- they are aesthetically pleasing and enhance the overall appearance of our community. If they can be maintained with existing revenues, without raising fees, then we support spending the money to repair them.
- It seems to us that we should just budget a certain amount of money from the general fund to replace a section of the fencing every year. If the budgeted amount is not all used, then it should be earmarked and carried into the

following year, (rather than being spent on anything else). If the fences cannot be maintained with existing fee levels, then they should be eliminated completely - a simple matter of prioritization because we suspect most members would (if asked to prioritize) deem the pool and tennis courts more important than fences. The bridges should be maintained and replaced as needed if people are to use the existing trails.

- It is important to have the common areas for walking and cross-country skiing.
- In the event the horse facilities no longer remain a part of the meadows, pasture fencing could be downgraded to two rails from three rails.
- Fences, except pasture fences, are expendable due to money constraints.
- Common area fences should be eliminated, except for pastures, unless we continue to be horseless.

House, Office & Shop			Strongly Disagree			Strongly Agree		
			1	2	3	4	5	
26)	It is important that Metolius Meadows have an onsite caretaker.	# Responses	Response	1	2	3	4	5
		107	%	21	2	16	7	54
27)	I am willing to pay the annual amount needed to build reserves to replace the house at the end of the estimated remaining life.	# Responses	Response	1	2	3	4	5
		103	%	31	8	16	16	30
28)	MMPOA should pay to build a new shop in the next 1-3 years	# Responses	Response	1	2	3	4	5
		105	%	29	6	19	10	36
29)	I am willing to pay the annual amount needed to build reserves to replace a new shop at the end of its estimated life.	# Responses	Response	1	2	3	4	5
		104	%	28	6	21	9	37
30)	Onsite care taking facilities should be eliminated.	# Responses	Response	1	2	3	4	5
		107	%	53	4	18	2	23

#### Comments -

- Didn't we replace shop after the fire?
- Maintain existing caretaker's house.
- The shop should be built when funds are available.
- I am willing to pay reserves to replace the house? Seriously???
- Convert the barn only to a shop.
- Remodel Caretakers home. How much would it cost? What does the caretaker want?
- Why does the house need replacing?
- Good excellent value. We need a full time caretaker.
- I am willing to pay to replace the caretakers' house. Response; stupid question.
- We should not provide housing for the caretaker.
- We feel that Metolius Meadows should hire an off-site caretaker on a part-time basis and contract out, on an as needed basis services such as fence, pool and common area maintenance. This would save money because we would only pay for seasonal work and eliminate the need for a caretaker house and shop as well as the expense of full time wages for a year around caretaker.
- Manufactured homes are not allowed in Metolius Meadows and one should NOT be allowed for the caretakers' home. There is sufficient off-site housing available for the caretaker and Metolius Meadows is under no obligation to furnish free housing. This is a money pit.
- We endorse the establishment of reserve funds for maintenance and improvement of high priority items. We would rather that these improvements be made on "pay as you go" basis rather than borrowing money from a lending institution.
- If we maintain an onsite caretaker, build out the new shop as soon as practicable. When needed, replace house with a manufactured building.

- Has anyone done an analysis of pros and cons and relative cost for using an offsite management company in lieu of and onsite caretaker? Please share that information with us.
- The office should be moved into the house and eliminate an on site manager. The caretaker should not be allowed the use of the barn for his/her personal property. None of the rest of the homeowners has the ability to have covered storage for boats, ATV's etc.
- MMPOA should pay to build a new shop? If so, it should be no bigger than a 2 car garage.
- Onsite care taking facilities should be eliminated./Use the home for an office/meeting place.
- The area of the caretakers' home has long been a blight, and embarrassment of scattered equipment and supplies.
- With a property manager and contracted labor there would be no need for a full time employee, and the caretakers home could become the MMPOA office, or could be leased out along with the barn facilities. Not only should we eliminate the house, and shop, we should eliminate the caretaker position and office staff (as MMPOA employees). This would eliminate the need for a shop. It would eliminate the need for additional reserves for things like the pickup truck and tractor and any other assets that support the caretaker position. It would eliminate expenses related to health and workman's comp insurance, retirement accounts, etc. It would simplify the accounting function considerably because it would eliminate the overhead associated with the payroll function (government forms, payroll taxes, etc.). We support the idea of engaging a professional management firm. All jobs could then be contracted out. We think this would get operating expenses down to a reasonable level and allow the diversion of enough money to fund reserves. In fact, we believe that you should be able to fund the reserves and still have a reduction in total fees. It just requires some prioritization, managing the money you receive responsibly, and operating MMPOA like a business rather than like a government that can simply raise taxes to balance the budget.
- Just as an aside, the power point slides mention replacing the caretaker house with a manufactured home. How on earth could you possibly entertain this as an option when manufactured homes are NOT allowed in The Meadows!
- A caretaker given a house to use should take care of that house.

## RV/Utility Vehicle Storage

			Strongly Disagree			Strongly Agree		
31)	I use or plan to use the RV/utility vehicle storage area regularly.	# Responses	Response	1	2	3	4	5
		105	%	66	4	9	4	18
32)	It is important that RV/utility vehicle storage be a part of MM.	# Responses	Response	1	2	3	4	5
		103	%	22	6	21	13	38
33)	MMPOA should carry out plans to remodel the RV/Utility Vehicle storage area.	# Responses	Response	1	2	3	4	5
		103	%	24	8	26	13	29
34)	CC&Rs regarding RV/Utility storage on lots should be modified to allow shielded storage of small utility trailers.	# Responses	Response	1	2	3	4	5
		102	%	35	0	19	14	32
35)	The RV/Utility Vehicle storage area should be eliminated.	# Responses	Response	1	2	3	4	5
		104	%	51	9	21	1	18

### Comments -

- Good/ excellent value, especially if CC&R's are not modified.
- The CC&R's aren't enforced anyways. We need to make owners use the RV lot.
- There are several cars, trucks and trailers on several lots.
- CC&R's need to be enforced all the time, not just when someone complains, I can walk around and see several vehicles that are parked on long term basis, some tarped and never driven. The same is true of utility trailers.
- Trailers could be stored in an adequate no fee area.
- It's all gravel and dirt, how do you remodel that?
- RV/Utility storage. Users can rent in Sisters.
- CC & R's should be modified as long as small trailers are shielded.
- Keep the RV/Utility storage area upon/accompanied by real enforcement practices/consequences.
- Eliminate provision. Even with screening it will be visually obtrusive. There is no alternative onsite location available. Have people use market rate storage facilities in Sisters or Redmond.
- The RV lot should be moved to the 4 acres off Pine Lodge Road. No more money should be put into the area because it is not being used to capacity now.
- Would like to see the CC&R's clarified on the duration of RV's on lots, guest RV's etc. If the option to store utility trailers on lots is approved, the CC&R's need to define, size, length, etc. And of course success of any measures/CCR's/ policies will be dependent.
- RV/Utility vehicle storage should remain part of the MMPOA facilities with no change. These vehicles should not be allowed to be on individual properties. We do not want Metolius Meadows to become the RV/Motorhome capital of Camp Sherman. Let's not allow or inflict on our neighbors unsightly RV/motor homes on individual properties.

- In the event the arena is demolished, perhaps we should consider enlarging the area planned for RV/Utility vehicle storage, allowing one space per homeowner.
- If RV lot is kept, triple the fees and pay for landscaping/shielding.
- Since some do not follow the rules [regarding RV/utility vehicle storage] it is sort of irrelevant [to have a storage area]. People park trailers, boats and rafts now.
- People should pay for storage.
- [regarding question \$34] but shielded to include RV's/trailers/boats - Yes

## General Comments -

- Thanks for doing the survey. This is very important!
- I feel strongly that MMPOA should have available for all; tennis courts, swimming pool and common areas.
- MMPOA needs to re-establish its reserve study. My highest priority is a full time, operations manager or caretaker.
- Thanks for sending this out and asking for input. I feel the cost on items such as the pool, wells, fencing and caretaker quarters should be shared equally amongst all members.
- Being a board member of an association is for the most part a thankless position and we all know you will never make everyone happy. I appreciate your participation on the board and your efforts to keep the area a great place to live.
- We feel it is extremely important to have an onsite caretaker! As part-timers, the questions of frequency of use are not terribly relevant i.e. 1-2 times a week.
- One thing that would be helpful is a statement along with the current budget. I don't believe the majority of the residents know how the monies are currently spent.
- It seems clear that more money needs to be collected and show people how the current funds are being used. It can be clearly demonstrated that the funds are being used wisely.
- I appreciate the opportunity to weigh in on the future of our facilities. The ways and means committee did a great job investigating and analyzing our situations in depth. I thank them for putting their report together.
- I am opposed to the sale or lease of anything we own.
- We need to stop wasting revenues on lawyers, consultants, surveyors, etc. We don't have the money and can't act on their recommendations.
- Comparing our HOA to other HOA's is irrelevant.
- Ed Young is a "gold mine". You could not replace his dedication and talents by outsourcing. It is up to the board to determine and monitor what he does and doesn't do, with finances in mind Outsiders do what they want, normally in sub-standard fashion.
- I am opposed to user fees except for horses; they are pets and should cost money to care for.
- A professional property manager is an unnecessary expense and loss of control. The association represented by a five member board should be the property manager and employer.
- A previous reserve spent on items not related to fixed assets was a mistake!
- For the benefit of our future financial situation I hope that the homeowners are allowed (or forced to) weigh in on the results of the survey and its future. The Ways and Means Committee spent too much time and effort on this to let it fall through the cracks.
- Protect Investment –Property should be well maintained in an attractive, clean and safe manner. The "common good" should be considered. We need to work to expand the possibilities of multiple attractions something for

everyone to do year round, active and passive, indoors and out. The last thing you want to hear is: "I don't want to go there, there is nothing to do." Most of the decisions the board makes will impact this concept.

- Times change-leisure pursuit's change, life styles change and the way Metolius Meadows is viewed will change, providing both challenges and opportunity.
- Thank you. Board Members for your excellent service- you are appreciated.
- Given that many residents are part-time, the no email/web collaboration is an unnecessary constraint in this process. We would like to be involved, but cannot necessarily make in-person meetings on the topic.
- Thank you for all the efforts of all the people involved in putting this survey together and tabulating the results.
- Let me start by thanking the people who have worked diligently to solve the problems of finance and facility maintenance faced by membership. We think the facilities which should receive the highest priority are the ones used most by homeowners. These include the swimming pool, RV storage, fencing and common areas.
- Your figures are erroneous; you are on a witch hunt!\_Your agenda is very clear! This survey is ridiculous. I'm willing to pay an added assessment to be dedicated to a reserve account, as much as \$1,000.00. The amenities and facilities were here when I purchased and I want them to stay! The horse program needs to be watched very closely.
- The potential impact of the survey is additional fees per lot, thus each lot should have a voice in the tally.
- My thanks first to all to the time and hard work put in by the Ways and Means Committee. This proactive step was desperately needed in order to give our HOA an understanding of our financial wellbeing (or lack thereof...) I was somewhat frustrated with the small print. Important information was barely discernible.
- My opinion in a very short summation: Do not raise dues. Terminate the full time employee. Hire a property manager. Maintain the pool and tennis court. Look into the feasibility of leasing/selling the horse facilities/ caretaker home/pasture areas.
- It is essential that funds from dues described as reserves funds be used for depreciated assets such as, replacement of tennis courts and swimming pool. Reserve funds should not be used for operations.
- **In the slide presentation by the Ways and Means Committee, on the Summary Observations page, the third dot-point says "Funding a reserve, without improving overall financial management, not viable". This is a critical point as it relates to your survey and how we responded to it. Are we willing to pay \$532 a year, plus the cost of selective repairs in the next 1-3 years in addition to our current annual fee of \$1420 plus \$365 for water? Absolutely not, we must manage our personal finances and live within our means and that requires prioritizing our needs and making tough choices. Saying "yes" to any questions that result in additional fees to us is out of the question. The board should make decisions that reduce our general/water fees by more than the amount of the additions for reserves and the cost of short term repairs over the next 1-3 years. When we say "we disagree" to the idea of spending the money to repair an asset in the next 1-3 years, it is simply meant to indicate to the board that those repairs should not be done, **unless they can be accomplished only with existing fees.** With regard to your question of usage fees for the tennis courts, pool and RV storage, we say this: Charging a user fee in addition to the general HOA fee is simply a way of raising homeowner fees, but you are selectively discriminating against those who want to enjoy what they already paid for in their annual HOA fees. However, if you are going to charge usage fees, then charge usage fees for ALL amenities, not just the RV storage area. Also, the cost of UPGRADES, no matter which asset it relates to, should be borne by all homeowners, not just those who use it; if usage fees are charged, they should be used for maintenance only. The above discussion regarding usage fees naturally leads back to our first comment about overall financial management and the board's fiduciary obligation. Where has and is our money going? At \$1420 from 141 lots, you get roughly \$200,000 dollars per year. This does not include the \$52K you receive in water fees (we think it does not really cost that much to operate the water system although we do understand we must repay the upgrade loan) what do we have to show for the money we have paid? Look at where the largest chunk of our money is going before any projects are ever launched and figure it out! If we contracted out everything, including the water system, we'd know exactly where our money goes. It might aid the board in their task of prioritization to ask the homeowners to prioritize our amenities. A simple question: "Indicate the order of importance to you of the following amenities \_RV Storage \_Swimming Pool Cabana \_\_ Bridges/trails \_Horse facility \_Tennis courts \_Office, by placing a number by each**

one (any number can only be used once)". Notice that there is no amenity called shop or caretaker - these are NOT amenities, but simply the means by which the board fulfills their obligation to maintain our assets. If the resident caretaker position were to be eliminated, there would be no need for a new house or shop, and the existing house could be converted to a serviceable office/meeting room. A Facilities Review power point slide on page 3 says there are only two ways to address the problem of the inappropriate ratio of assets to revenues. That statement assumes you will continue to do business as usual- spending the current annual revenues in the same way you have been spending them, thereby requiring an increase in fees to do the work required as outlined. Therein lies the problem. If you really are to get us on the right path, you must examine and change the way you are doing business now.

- All of the [facilities] above enhance each of our properties and maintain values. Without these facilities the properties would decrease in value. Senior/older and new and younger generations to come are all part of Metolius Meadows and all the facilities are important to all generations and future generations - whether walking, swimming, playing tennis, or riding horses, admiring the creeks, flowers, birds, and wildlife (deer).

Metolius Meadows is unique. Let's not spoil what we have. Let's not depreciate it by curtailing any of the facilities now available and have been available to us since the beginning. Let's not allow or inflict on our neighbors unsightly RV/motor homes on individual properties.

- Thank you for giving us the opportunity to comment on facilities in Metolius Meadows.
- Unfortunately the survey is somewhat difficult for us to complete because we have owned our home for less than 3 years, and are not yet full time residents. We didn't receive our owners manual until after the first year.
- I appreciate that you sent out questionnaires, so homeowners can see the issues at hand. Let me say as a long term member. All this strikes a very bad cord. All of the home owners bought property here because of the natural attributes of the beautiful Metolius Basin Area.

Our property values have gone down about 40% since the recession. The board members must be in another world. When will they realize that the recession is affecting every single person in Oregon. Protecting property values by adding more facilities is a mute point at this time. Yet the Metolius Meadows board Members ignore basic common sense facts. We need to economize and make serious cut backs on most of the projects you have planned.

The State of Oregon has established cutting employee work days by 20 days a year (furlough days). Yet the MMPOA has no policies mentioning cutting purchases, payroll, and any other methods streamline the Properties Organization.

Yet every year our rates go up, is it 6%.

When I filled out your survey I had the impression you are trying to please every home owner. The survey makes no sense with a running scale from 1-5. Just (MAN or WOMAN) up. Have the Homeowner say pro or con!

I am a committed Home Owner that appreciates my neighbors, the committees, the board members and all the hard work they all do.

- Double homeowners fee for 5 years to stop the bitching.
- The board is quite lax on enforcing our current rules. We have a former board president, in violation of these rules on a year round basis - horse trailers, rafts, & multiple cars & recreational vehicles - Before you change policies, how about enforcing existing rules.
- We would like to make the following comments on the Facilities Survey:
  1. We appreciate the work of those who have created this opportunity to have Community members provide their input. Thanks to those who did this.
  2. However, the survey duplicates in some respects what was done about 3-5 years ago and ignores the differences between those who are full-time residents, those who are part-time and those who will transition soon from part-time to full-time. For example, if we say that we currently don't use the tennis courts on a frequent basis, it doesn't mean either that we don't think that they are important or that we won't use them frequently in the near term. Ultimately, asking homeowners every few years about what amenities they use or don't use begs

the question of whether those homeowners are willing - given our current management structure - to pay for them.

3. It also doesn't take into account the fact that some of the "common areas" have value beyond the personal use of the particular residents, whether part-time, full-time or transitional. We treasure the fact that some of our neighbors, guests or their children have used or will use the common area facilities. Just as a personal example, we look forward to use of the swimming pool facilities when our grandson arrives. It really doesn't matter if we currently don't use the swimming pool on a regular basis. We would like it to be there for others and our family members. We also would like to have our neighbors avoid using their driveways as storage areas for their recreational vehicles and thus we support a common RV storage area even though we don't have a recreational vehicle.

4. There is also a tension between the use of a facility and our hope that continuing conflicts can be avoided. The equestrian facilities are an example. In an ideal world, we would like to see our community members be able to use those facilities if there is sufficient interest and if those who don't use those facilities don't bear an undue financial burden in maintaining them. Our sense is that the maintenance costs associated with the equestrian facilities far exceed the percentage of those Community members who use them now or who might use them in the future. We also sense that this issue has caused a great deal of conflict and that the Board has had to spend significant time in dealing with those conflicts. The same is true of the house and shop. For as long as we can remember, there has been conflict surrounding whether to have an onsite caretaker. That issue needs to be resolved before decisions can be made about replacing the house and shop.

5. Finally, the survey asks if we are willing to pay into a "reserve" in order to replace or maintain existing facilities. In the past, there has been some confusion surrounding the meaning of the term "reserve," and what MMPOA is required to do under Oregon law. Also, the financial health of the associations - and the ability to maintain any sort of a reserve fund - has been entirely dependent upon the financial savvy and spending habits of the volunteer Board. Under these circumstances, it seems to us that long-range planning is risky at best. We are unwilling to support any assessment for a reserve fund unless some changes are made to the way the association's finances are managed.

Thanks for considering our comments.

- Thanks to all members of the committees who compiled this excellent assessment.

Given the age and state of the of the MMPOA facilities, and given the substantial amount of capital required to return them to quality operating conditions, and given the lack appropriate financial resources I recommend we sell assets to provide the needed capital and reserves. The goal would be return MMPOA to a state of high quality.

One solution is try to sell the equestrian facilities, and land....they are expensive and in poor repair.

Another possibility is to turn some common area into lots, and sell them.

We need more capital than can be raised through increased fees and thus need to look at additional sources of capital.

Whatever we have should be of the highest quality and usability for the greatest number of property owners.

- Hello MMPOA Board: I've been spending considerable time thinking about our financial situation in the Meadows. I've been comparing my family company Tice Industries Inc., [www.ticeindustries.com](http://www.ticeindustries.com). I have around 12 employees and gross about \$1.5 million per year. I have learned much from my lifetime of company management.

What the finance committee has done with budget planning is commendable, but in my opinion, backwards. We need to start from the other end since we know the annual funding which we receive each year. Lets start with the basic necessities, Taxes, utilities etc., and see what's left, then we can start to think about what the meadows can afford. We also need to rethink about the full time staff What really needs to be done around the place? How about requiring 10-20 hours of volunteer work from each home owner family. I'll bet that this would go over quite nicely when we could project how much money each family would save.

These are a few starter ideas, since it's obvious that we can't afford so many of the goodies that we have which get minimal use. I bet the pool users would rethink things if they were charged their share to swim. Since we are so far over our heads, I vote for almost 0 in the spending department until we rethink things from the ground up. I can be here most any time to help participate.

### Member Priorities Suggested by Survey Results

Member priorities regarding facilities are ranked three ways in the following table:

1. by **perceived value** as reflected in responses to questions #2, 8, 14, 22, 26, and 32
2. by **willingness to pay to fund reserves** for each facility in response to questions #4, 10, 16, 18, 24, 27, 29, and 33
3. by **use** as reflected in questions #1, 7, 13, 21, and 31.

Rank was determined by adding the percentages of those who responded 4 or 5 (Agree or Strongly Agree) on the indicated questions

Value		Willingness to Pay		Use	
Rank	Facility	Rank	Facility	Rank	Facility
1	Common Area	1	Fences/Bridges	1	Common Area
2	Swimming	2	Swimming	2	Swimming
3	House, Office, Shop	3,4	Shop	3	RV Area
4	RV Area	3,4	House	4	Tennis
5	Tennis	5	RV	5	Equestrian
6	Equestrian	6	Tennis		
		7	Arena		
		8	Barn		

The results are very similar across all three sets of questions.

Comparing these survey results with the 2004 survey there is very little difference except for the fact that responses are more emphatic today. Common area (including fencing) and swimming facilities are at the top of both surveys, the equestrian facilities at the bottom. While there is somewhat less support today for having an on site caretaker, the general feeling is still that we should have one.

Before determining which, if any, of the facilities to eliminate the board might also consider sitting down with a group of local real estate agents and getting their impression of what potential buyers are looking for today in terms of amenities when they consider a Metolius Meadows purchase.