

# Mary's River Estates Property Owners Association (MREPOA)

## Annual Members Meeting Minutes

January 18, 2022, 7:00 pm

Location – Zoom

Meeting convened at 7:05 pm

1. **Welcome** by the MREPOA President - **Introduction** of the board members and attendees
  - i. Board Members Present: Yvette Spitz (President), Jed Cappellazzi (Secretary), Adam Schultz (Treasurer)
  - ii. Community Members: Sandy Chapman (Road District Secretary), John Patterson (Road District President), Mark Svendsen, Robyn Lillehei, Debra Garley, Andy Evans, Sue Pierson, Rick Veronen, Rich Kaestner, Kate Stewart, Virginia Tucker, Max Cohen
  - iii. Pioneer Connect Folks: James Rennard (General Manager), Tanya Howie (Business Sales and Marketing Manager), Brad Madison (Director of Technical Operations)
  
2. **Pioneer Connect Presentation** ("Pioneer Connect: Plans for Fiber Optic Internet Service") began at 7:10 pm
  - a. Brad Madison: presentation of technical aspects of fiber optics
    - i. Laid out the nitty-gritty  
1 fiber goes to 32 homes (1by32 split) ... from the cabinet to a house is 1/32 homes
    - ii. A lot of simple power/electronic things were discussed between 7:18 pm and 7:28 pm
    - iii. Yvette says at 7:35 (in a perfect summary to end it) that fiber has its limitations, but we will not reach them soon.
  - b. Jim Rennard, General Manager Pioneer Connect, began around 7:40 pm  
  
Jim Rennard addressed the questions that were submitted to him prior to the meeting (see attachment), explaining the Coop structure, the constraints, funding and grants. He followed with answers to specific questions from the community related to grants:

1. Triangle Lake (community connect) as example of funding, but not timeframe, which means no timeframe for MRE.
2. Possibility of other grants for MRE: earliest construction would be the latter part of 2023 and construction time takes 1-3 years. 2026ish seemed more plausible following some economic considerations for the coop
3. The existing ring won't let Pioneer fit MRE into the line
4. Jim feels reluctantly comfortable stating that the new grant application may cover a portion of MRE, but not all. This portion of MRE was not yet well defined, but Jim has a North and South differentiation in his own "map". He also mentioned that the grant is most likely to be a federal bureaucratic nightmare

Yvette wrapped up the Pioneer section at 8:20 pm

### 3. ***District President's Report***

John Patterson @8:37 pm

- a. Major Projects: Grading gravel on back side of columbine, installed reflectors on full width of road, grading gravel on Iris, single-layer chip seal on Queen Anne.
- b. Budgeting process at the back end of February
- c. Meetings on 2<sup>nd</sup> Thursday of the month
- d. Zoom link posted on website and sent out by John on google groups
- e. The budget committee will be TR Gregg et al.

### 4. ***MREPOA Treasurer's Report***

Adam Schultz @ 8:40 pm

- a. Good revenue year, ended up ahead
- b. End of year 2021 financial report in the attachment
- c. Working Budget for current year
  - i. \$2641.00
  - ii. Received \$461.00
  - iii. \$2619.66 current balance as of 1/18/2022
- d. Payment of half of the website (WIX) cost to the road district

5. ***Board Members Election***

Robyn Lillehei was nominated and elected as new board member. Yvette Spitz, Adam Schultz, Jed Cappellazzi, and Janet Cornelius are continuing board members

6. ***Approval*** of the December 2021, MREPOA Board meeting minutes

Minutes were approved at 8:59pm by all the board members present at the meeting

7. ***Community Pulse (9:00 pm)***

a. Rich is worried about clear-cutting (CC&Rs are not really enforceable)

b. Some discussion started about google groups membership and management (e.g., who can manage the group). (Robyn and Rich)

8. ***Adjournment of the Meeting***

Motion seconded and approved at 9:15pm

After the meeting adjournment and according to the bylaws, the board members met to designate the role of the members. It was decided:

Yvette Spitz - President

Adam Schultz - Treasurer

Jed Cappellazzi - Secretary

Robyn Lillehei - Member at large

Janet Cornelius - Member at large.

## A few Questions and Answers

In order to guide the preparation of the 2022 MREPOA annual meeting guest speaker's presentation, a few questions were submitted to Jim Rennard, Pioneer Connect General Manager. Here are the questions and his answers.

Q: The technology - how does fiber-to-home work?

A: **Our Director of Network Operations will explain this during the meeting.**

Q: What range of speeds (up and down) can be expected, and at what price-points (assuming pricing similar to installations you've already completed)?

A: **Pricing and speeds will be the same as the fiber offerings elsewhere. Download speeds are up to 1 Gbps. All residential fiber uploads are currently 100 Mbps. Residential services start at 100 Mbps down for \$64.95 per month with service available to 1 Gbps down for \$124.95 per month. Business services are symmetrical (same upload and download speeds). Business services start at 100 Mbps for \$89.95 per month with service available to 1 Gbps for \$199.95 per month. You can see all this information at [www.pioneer.net](http://www.pioneer.net).**

Q: What does installation look like for homeowners? Is trenching from the street required? What gets replaced inside the house?

A: **The following are from the FAQ's on our website. We can provide further detail or answer any follow-up questions on the call.**

*Will you dig up my yard?*

**Pioneer Connect buries the fiber line whenever possible to protect the fiber optic cable from weather and accidental cuts that can occur when it is installed aerially (or overhead — similar to electric lines). Your satisfaction is our top priority. In the unlikely event that we need to dig in your yard, we guarantee we will leave the area in the same, if not better condition.**

*Do I have to be home when you install the fiber?*

**While we're working outside and bringing the fiber to your home, you will not need to be home. Once construction is complete, we will work with you to coordinate a time that we can install the rest of the required equipment inside of your home.**

*Will my phone service change?*

**No, your phone service will not change. Fiber provides a crystal-clear quality, with little to no interference. Additionally, you can use the same telephone equipment that you currently have so there's no new equipment that you will need to purchase or install.**

*Do I have to have a home/business phone line to have fiber service?*

**Not necessarily. While a telephone line is still required for customers on DSL, fiber customers do not require a phone line for internet service.**

Q: For those with landlines - how does this work with fiber?

A: Also from our FAQ's...

*Will my phone service change?*

No, your phone service will not change. Fiber provides a crystal-clear quality, with little to no interference. Additionally, you can use the same telephone equipment that you currently have so there's no new equipment that you will need to purchase or install.

*Will 911 service work in the event of a power failure? What happens when the power goes out?*

During a power outage, your home/business phone will not work unless you have a backup generator or an uninterruptible power supply (UPS). Without a backup battery or alternate backup source such as a generator, you will not be able to make any calls from the home line, including emergency calls to 911. Rest assured, in case of a power outage and as part of your service, Pioneer will install a battery backup providing up to 8 hours backup on "standby" power. This will provide approximately 4-6 hours of "talk" time. This will ensure you do not lose the ability to make an emergency call to 911 if needed. If you feel that is not enough time, you may extend your standby power by purchasing additional batteries to provide you with a total of 24-hours of backup.

Please note: The battery backup only provides power to your fiber optic equipment. It DOES NOT provide power to your internet router, home devices, security systems, medical monitoring devices or cordless phones.

Q: What is PioneerConnect's current build-out across its service area? How are different areas prioritized and why was MRE not prioritized in 2021 while the Philomath core was (members of the POA have raised this as an issue, saying that there are already fiber providers serving that area - e.g. Comcast)?

A: I will discuss this during the meeting.

Q: What will make MRE a priority for PioneerConnect?

A: Everywhere is a priority.

Q: What temporary measures can be taken by PioneerConnect to boost bandwidth in MRE while we are waiting for fiber to arrive?

A: We have looked at possible interim solutions. Unfortunately, given the geography there are no practical alternatives. Not all residents are purchasing the highest speed available at their location. If you are interested in higher speeds, please reach out to us to see if that is currently an option.

Q: A PioneerConnect fast wifi location that can be used by MRE residents who need to upload/download large files?

A: We would like to hear more about this at the meeting.

Q: Why is PioneerConnect charging for gigabit fiber speeds in MRE when we are getting the low end of broadband speeds today?

A: I'm not sure I understand the question. Available internet speeds vary by location and we advertise and promote our services across our entire service area. However, individual customers would only be charged for the speeds that they are purchasing.

Marys River Estates Property Owners Associates LTD				Citizen's Bank Statement Balances			Date	Deposits	Withdrawals
2021 Annual Financial Statement				Starting Balance 1/1/21			#####		
1/1/2021 - 12/31/2021				Starting Balance 1/1/21			#####		
		Date	Amount						
<b>Beginning Balance as of 12/31/2020:</b>			<b>\$ 1,669.08</b>	\$2,387.14	1/29/21	\$809.99		\$91.93	
				\$2,385.14	2/26/21			\$2.00	
				\$2,202.59	3/31/21	\$120.00		\$302.55	
<u>Deposits:</u>				\$2,200.59	4/30/21			\$2.00	
Annual Dues received and credited against cal year 2021 plus dues in arrears from previous years	Actual	Running Total	\$ 1,009.81	\$2,218.59	5/28/21	\$20.00		\$2.00	
				\$2,216.59	6/30/21			\$2.00	
Total Deposits:			\$ 1,009.81	\$2,214.59	7/30/21			\$2.00	
				\$2,212.59	8/31/21			\$2.00	
<u>Actual Payments</u>	<u>Check #</u>			\$2,210.59	9/30/21			\$2.00	
Yvette Spitz, reimbursement for printing/ mailing AGM p	222	1/15/21	89.93	\$2,248.41	10/29/21	\$39.82		\$2.00	
Oregon Sect'y of State filing fee	224	3/16/21	\$ 50.00	\$2,246.41	11/30/21			\$2.00	
PO box annual rental	check #223	2/26/21	\$ 118.00	<b>\$2,264.41</b>	<b>12/31/21</b>	<b>\$20.00</b>		<b>\$2.00</b>	
MRERD for Website - Paid monthly by direct debit - \$2.00, half of which reimbursed by RD through reduction in POA share of WIX web hosting	check #225	3/18/21	\$ 132.55	\$2,284.41	1/7/22				
Peak Internet for ISP domain redirection fee			\$ 24.00						
					Subtotals on 12/31/21		#####	\$414.48	
Total Payments:			\$ 414.48						
<b>Current Balance as of 12/31/2021</b>			<b>\$ 2,264.41</b>	<b>Starting Balance 1/1/21 + deposits - withdrawals</b>			<b>#####</b>		