

HOA BOD Meeting Minutes 06/08/2022

1. Call to Order

- Meeting was called to order at 6:02 PM
- Board Attendees:
 - Peter Clark (President)-Present
 - John Wells (Treasurer)-Present
 - Cody Olson (Secretary)-Present
- Resident Observers in Attendance:
 - Bill Gaffi, Linda McPherson
 - Ginny Wells
 - Keith Coppenger
 - Alicia Liberty

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 06/01/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 06/01/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 06/01/2022 BOD Meeting are approved***

The meeting minutes from the 06/05/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 06/05/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 06/05/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- John gave an update on the HOA financials through the year to date ending 05/31/22, current status as follows:
 - Reserve Balance \$92,380.99
 - Retained Earnings \$18,053.96
 - Net Income \$36,235.31
- John noted that since the HOA financials are reported on a cash basis, the net income of \$36K represents the amount available for HOA expenses for the remainder of 2022.
- Owners have questioned the need for the second installment of the 2021 special assessment for HOA reserves. John will consult with the Finance Committee on this question and bring the Finance Committee's recommendation to the Board.

4. Ongoing Business & Updates:

- **Lake Maintenance Contract and Improvement Projects**

The BOD will appoint a Lake Restoration and Maintenance Committee tasked with reviewing the planned lake maintenance projects presented by Gabe Winfrey at the 05/09/22 BOD. The committee will be assembled after the Owner Forum meetings on 05/22/22 and 06/05/22.

The BOD also needs to review Top Aquatic's contract with the HOA and work on a renewal.

- **No update 06/08/22**

- **Bridge Replacement at Spillway**

Parker Pacific has contacted the board and requested to collect the steel plates currently spanning the spillway at the lake. During dam improvements the wood bridge was removed and replaced by steel plates for equipment access. The steel plates were left in place and a permanent bridge has not been re-established. The bridge replacement will require a permit from the county. The ARC will be tasked with reviewing and selecting a bridge design for the replacement. The plates will be rented for 3 months with a goal of having a permanent bridge replacement installed by August.

- **No update 06/08/22**

- **Owner Forum Meeting**

The BOD plans to hold (2) Board Meetings that will feature an Owner Forum to allow for neighborhood residents to participate in Q&A with the BOD.

- *Both forum meetings have been held as scheduled.*
- **RESOLVED**

- **Committee Heads**

Per the 05/04/22 BOD meeting, a series of Committees and Task Forces will be established to aid the BOD in resolving ongoing business matters. A solicitation for committee members will be made at the Neighborhood Town Hall meeting. Task Force appointees will be made as required during BOD meetings.

Committees:

Finance Committee
Landscape Committee
Architectural Review Committee
Social Committee

Task Force:

Landslide and Inlet Road (Keith Coppenger)
Lake Restoration and Maintenance
Bylaw and CC&R Review/Update

- Committee seats have been filled via the BOD forum meetings
- ***Committee heads to be appointed at 06/22/22 BOD meeting. The Board asks each committee to nominate the chairperson for their committee.***

- **Inlet Road Landslide & Code Violation Notice/Remediation Strategy**

During inlet road clearing and dam improvement projects in 2021, fill was deposited in the clearing by the lake inlet. It has been determined that the fill was placed in a designated wetland by Oregon Department of State Lands. The county has notified the Oregon DSL of the issues. In winter of 2021/2022 the slide at the inlet road reactivated and slid across the road.

- Keith (previously appointed by the Board) to round up existing Geotech reports and seek bids from Geotechnical firms to assist in providing recommendations to resolve the issue.

- **Chip Spreading and Lake Common Area Clean-Up**

The HOA needs to perform some common area clean-up to take care of the current stockpile of wood chips by the lake. Also, the debris pile by the cedar grove needs to be removed. The BOD would like to schedule a work party in June.

- ***No update at 06/08/2022 meeting***

- **Front Gate Administration**

Superior Management has recommended the appointment of a front gate administrator to be the point of contact for issues related to the entry gate. The board and the administrator will need training for gate administration. The BOD will seek an appointee for an administrator at the Owner Forum meetings.

- ***Metro has sent a link with login credentials and a training video. The BOD to review the admin website and determine if additional training is required.***

- **Backflow Testing**

Superior Management has notified the BOD that backflow testing will be required for HOA owned irrigation systems.

- ***No update at 06/08/2022 meeting***

5. New Business

- **Burn Pile at The Lake**

The debris pile from the 2021 lake improvement projects needs to be removed. Per 06/05/2022 owner forum meeting, the pile is to be burned prior to the end of burn season on 06/16/2022.

- ***Keith to call the county on 06/09/2022 to see if burning is allowed on this day. If so, the pile burn will begin on 06/09/2022.***

- **Mole Service at Lake**

Per the 06/05/2022 BOD meeting, it was suggested that the BOD look into hiring a mole removal service for the lake common area.

- ***Cody to discuss with "Mr. Hill Mole Extermination" to provide mole removal at the lake. Proof of insurance will be required for any firm providing services on HOA common property.***

6. Committee Actions/Recommendations:

- None at this time

7. Executive Session - Lot 21 Easement Agreements & Lawsuit

- ***No update at 06/08/2022 BOD meeting. An executive session with Damon Henrie (HOA/Real Estate Attorney) is scheduled for the 06/15/2022 BOD meeting, to review potential representation of the HOA in the matter.***

8. Executive Session – Lot 23 Easement Agreements

- **No update at the 06/08/2022 BOD meeting. The BOD has requested an executive session with the Lot 23 owners at the 06/22/22 BOD meeting. The invitation was accepted. An executive session will be planned accordingly.**

9. Next Meeting Date:

Sunday June 5, 2022 4:00 PM (Owner Forum)

Peter to send out reminder notification. Official notification already sent for the below listed meetings:

06/08/2022, 6PM

06/15/2022, 6PM (Peter to send out notification)

06/22/2022, 6PM (Peter to send out notification)

10. Future Meeting Topics

- HOA Transfer Fee
-This item to be discussed at the 06/15/22 BOD meeting.

11. Adjournment

Meeting adjourned at 7:36 PM