

HOA BOD Meeting Minutes 10/26/2022

1. Call to Order

- Meeting was called to order at 6:01 PM
- Board Attendees:
 - Peter Clark (President)-Present
 - John Wells (Treasurer)-Present
 - Cody Olson (Secretary)-Present
- Resident Observers in Attendance:
 - Ginny Wells
 - David Patterson

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 10/19/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 10/19/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 10/19/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- The reserve study is complete. Copies have been distributed to the BOD for review.
- The Finance Committee has prepared a 2023 Budget recommendation for the BOD to review.
- See below under "New Business" for further discussion

4. Ongoing Business & Updates:

- **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.

- The County has notified the HOA that a Flood Plain work permit will be required for bridge construction. The cost of the permit is \$786. A board member will need to fill out the permit application.
- The BOD needs to select a contractor to construct the bridge
- Peter to work with the County on the permit application. Contractor solicitations will be discussed at a future BOD meeting.
- ***The BOD is considering pre-fabrication of a bridge that can be transported and set into place at the spillway. This would eliminate construction work occurring in the waterway, which is a large part of the permitting concern with the County.***
- ***Peter to check with Bill Gaffi on availability to assist with construction of the bridge.***

- **Bank Erosion Repair at Tree Near Bridge Over Abernathy Creek**

Flow in Abernathy creek is eroding the bank along the Northwest end of the bridge and it is undermining a large tree directly adjacent to the bridge. The BOD needs to consider options for limiting bank erosion so the tree does not fall and damage the bridge. Peter to contact Clackamas Count to review permit requirements for this work.

- ***NO UPDATE (10/26/2022)***

- **Sediment Pond Clearing**

Several of the sediment ponds within the HOA need to be cleared. The BOD needs to determine the best course of action for the clearing the ponds.

- Ground Effects Landscape Maintenance has submitted a quote of \$1,000 to clear the sediment pond near lot 27.
- Peter & Melinda to request a quote from Ground Effects Landscape Maintenance to clear the sediment pond at the road intersection on Lot 8.
- Melinda to request permission from property owners to deposit spoils from sediment removal on adjacent properties
- ***Upper sediment pond clearing occurred today (10/26/2022)***
- ***The BOD, via the Landscape Committee, obtained written permission from related property owners to deposit spoils adjacent to the pond***
- ***The mailbox sediment pond work remains pending a quote from Ground Effects***

5. New Business

- **Reserve Study and Budget Review/Approval**

- The reserve study has been finalized and was reviewed in detail by the BOD. A copy of the reserve study is attached to the minutes for the record.
- The Finance Committee has prepared a draft 2023 budget based on the results of the reserve study. The budget was reviewed in detail by the BOD. A copy of the proposed budget is attached to the minutes for the record.
- ***Peter made a motion to approve the reserve study and adopt the proposed 2023 budget as submitted by the Finance Committee.***
- ***Cody seconded the motion***
- ***The motion passed unanimously***
- **The proposed 2023 Budget has been adopted by the BOD as proposed, without amendment.**
- **John to notify Superior Property Management of the approved budget and direct them to send out notification to the association members.**

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (John Wells on behalf of Chris Sirpless)**
 - *See above under Treasurer's Report*
- **Landscape Committee (Melinda Olson)**
 - *No update 10/26/2022*

- **Architectural Review Committee (Bill Winkenbach)**
 - *No Update 10/26/2022.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No Update 10/26/2022.*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 10/26/2022*
- **Inlet Road Task Force (Keith Coppenger)**
 - *No Update 10/26/2022*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *No Update 10/26/2022*

7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
 - *Work is ongoing in an effort to reach a settlement.*
- **Lot 23 Easement Agreements**
 - *No Update 10/26/2022*

8. Next Meeting Date:

Wednesday November 15, 2022, 6PM

Upcoming Meetings:

TBD

Peter to send out notification of the scheduled meetings.

9. Future Meeting Topics

- None at this time

10. Adjournment

Meeting adjourned at 7:01 PM