

HOA BOD Meeting Minutes 02/22/2023

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
 - Don & Melinda Olson
 - Bill Gaffi/Linda Macpherson

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 01/11/23 BOD meeting need to be approved for the record.

- Peter made a motion to approve the 01/11/2023 BOD meeting minutes
- John seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 01/11/2023 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- The HOA has received form 1128 from our CPA (annual tax filing for HOA). The HOA does not owe any taxes for 2022.
 - John made a motion to approve the tax filing for signature.
 - Peter seconded the motion
 - The motion passed by unanimous vote.
 - ***John to sign and approve Form 1128 for filing***
- John provided a reserve account activity analysis to the BOD. The reserve balance at the end of 2022 was approximately \$132,000. One invoice to GEO Design appears to have been double paid. John has asked Superior to reclaim the funds.
- The January financial report has been provided by Superior. Currently the HOA has \$201,303 in the bank accounts, of which \$133,000+/- is allocated to reserves. There are 6 lots that have yet to pay dues for 2023.

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.
- **NO UPDATE (02/22/2023)**

- **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 (02/22/2023)**

- **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 complete (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 has been postponed until next year due to weather.
- **NO UPDATE (02/22/2023)**

5. New Business

- **Annual Meeting**

The Board needs to set a date for the annual HOA meeting. The BOD has tentatively set a date for April 19th at 6:00 PM. This years meeting will require election of one board position (Peter's seat) as well as an annual resolution as required by the CPA.

- ***Cody to email Superior to review timing of required notices and CC Jason Grosz for input on agenda items.***

- **Architectural Review Committee**

The position for head of the Architectural Review Committee has been vacated by Bill Winkebaugh due to moving out of the neighborhood. Solicitation for the position will be added to the agenda for the annual HOA meeting.

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
 - *No update 02/22/2023*
- **Landscape Committee (Melinda Olson)**
 - *The committee has reminded the landscape contractor to provide a plan for landscaping at the main entry and has requested that a plan be provided for review by the committee and BOD.*
- **Architectural Review Committee (VACANT)**
 - *No update 02/22/2023.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No Update 02/22/2023*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 02/22/2023*
- **Inlet Road Task Force (Peter Clark)**
 - *No Update 02/22/2023*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *Top Aquatic (Gabe) has inquired about whether the HOA is interested in pursuing a grant for funding to install a fish screen on the inlet pipe. Bill to discuss further with Top Aquatic.*

7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
 - Peter made a motion to enter into Executive Session to discuss the status of the case with counsel.
 - John seconded the motion.
 - The motion passed unanimously.
 - The BOD entered into executive session at 6:27 PM (Peter, John, Cody, Damon Henrie)
 - The BOD returned from executive session at 7:04 PM
 - Efforts to settle litigation are continuing. There are no further updates at this time.
- **Tadpole Park Lawsuit**
 - *See above. The Tadpole Park matter has been coupled with the Lot 21 matter.*
- **Lot 23 Easement Agreements**
 - Counsel for the HOA Damon Henrie reported that he has spoken with Mr. Jacob Zahniser regarding the dispute involving former "Tract A" issues on Lot 23 and Lot 21. Mr. Henrie further reports the parties have reached a tentative resolution of the dispute which is agreeable to all involved, but will take some time to complete. Because of this time necessary, the owners of lot 23 asked for a tolling agreement so no one's rights are prejudiced during the resolution period.

- Cody made a motion that the BOD approve the tolling agreement reviewed and revised by Mr. Henrie to toll the parties' respective rights for 90 days to give time to resolve the Lot 21/23 and former "Tract A" issues.
- Peter seconded the motion.
- The motion passed unanimously.
- **John to email Mr. Henries and direct him to sign the tolling agreement.**

8. Next Meeting Date:

Wednesday March 22, 2023, 6PM

Upcoming Meetings:

Annual HOA Meeting April 19,2023

Peter to send out notification of the scheduled meetings.

9. Future Meeting Topics

- None at this time

10. Adjournment

Meeting adjourned at 7:07 PM