

HOA BOD Meeting Minutes 07/12/2023

1. Call to Order

- Meeting was called to order at 6:00 PM
- Board Attendees:
 - Peter Clark (President)-Present
 - John Wells (Treasurer)-Present
 - Cody Olson (Secretary)-Present
- Resident Observers in Attendance:
 - Ginny Wells
 - Bill Gaffi/Linda Macpherson
 - David Patterson
 - Ann Jones
 - Dave Byers

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 05/17/23 BOD meeting need to be approved for the record.

- John made a motion to approve the 05/17/2023 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 05/17/2023 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- Currently the HOA has \$182,815 in the bank accounts, of which \$140,113 is allocated to reserves.

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.

- Cody to research pre-fabricated bridge options and report back at the next BOD meeting. This project has funding budgeted in the reserves. John to research and provide budgeted amount.
- ***The budget for the project is \$5,000. Peter requested to put the project on hold as he seeks volunteer help from HOA members. (07/12/2023)***

- **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.

- ***Peter has discussed this repair with Ground Effects Landscaping and has requested a formal quote. The reserves have budgeted \$8,000 for this work. Cody to request permitting guidance from the Oregon Water Resources Department. (07/12/2023)***

- **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.
- Peter to work with Landscape Committee to solicit a quote for this work from Ground Effects Landscaping (05/17/2023)
- ***Ground Effects Landscaping has quoted \$4,500 to clear the sediment pond at the intersection near the cedar grove, and to clean out the sediment pond near 17876 Hidden Lake Drive. This project is accounted for in the HOA Reserve budget. (07/12/2023)***
- ***Peter made a motion to approve Ground Effects to complete the work as quoted.***
- ***Cody seconded the motion.***
- ***The motion passed unanimously.***
- ***Peter to contact Ground Effects Landscaping and request that they proceed with the work.***

- **Main Entry Landscape Improvements**

The Landscape Committee has solicited a quote from Ground Effects to update the landscaping and planting at the main entry. The quote exceeds the budgeted amount for landscaping in the 2023 approved budget and exceeds the amount the BOD is authorized to approve without a neighborhood vote.

- The BOD will consider budgeting for this project in 2024 and will seek neighborhood input to determine if the members are interested in pursuing/funding this project (05/17/2023)
- ***Peter to request a quote from Ground Effects Landscaping for a phased approach to this project. The project will then be incorporated into the updated reserve study to be completed this year. (07/12/2023)***

5. New Business

- **Reserve Study**

Superior has notified the BOD that the Reserve Study for 2023 needs to be completed.

- *John to work with the Finance Committee to develop a plan for completing the Reserve Study*

- **Care for Trees at Cedar Grove**

Several of the trees at the Cedar Grove are showing signs of stress. The HOA needs to seek guidance from an Arborist regarding how to treat/rehabilitate the condition of the trees.

- *Bill Gaffi volunteered to contact Friends of Trees for assistance on how to proceed with this issue.*
- *John to call an arborist that has performed work on his property to request their review of the issue as well.*

- **Cleaning White Rail Fence Along Hidden Lake Drive**

The fence needs to be pressure washed and cleaned. The section along Redland Road is complete, but the sections along Hidden Lake Drive still need to be completed.

- *The fence cleaning work is part of Ground Effects Landscaping's annual contract. Peter to contact Mike to request that the work is completed.*

- **Dead Tree Removal Near Intersection of Lake Side Court**

There is a sizeable tree that is dead and had fallen over into a neighboring tree. The neighboring tree is currently holding up the dead tree adjacent to Hidden Lake Drive presenting a potential hazard if the dead tree is allowed to fall.

- *When John contacts the arborist to review the trees at the Cedar Grove, he will ask him for recommendations regarding removal of this tree as well.*

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
 - *No update 07/12/2023*
- **Landscape Committee (Melinda Olson)**
 - *No update 07/12/2023*

- **Architectural Review Committee (VACANT)**
 - *No update 07/12/2023.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No update 07/12/2023*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 07/12/2023*
- **Inlet Road Task Force (Peter Clark)**
 - *No Update 07/12/2023*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *No Update 07/12/2023*

7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
 - *No Update 07/12/2023*
- **Tadpole Park Lawsuit**
 - *See above. The Tadpole Park matter has been coupled with the Lot 21 matter.*
- **Lot 23 Easement Agreements**
 - *No update 07/12/2023*

8. Next Meeting Date:

- The next meeting is scheduled for August 16,2023
- Peter to send out notice to the HOA membership.

9. Future Meeting Topics

- None at this time

10. Adjournment

Meeting adjourned at 6:52 PM