

HOA BOD Meeting Minutes 03/22/2023

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
 - David Patterson
 - Bill Gaffi/Linda Macpherson
 - Julie & Doug Allred
 - Gary Myers
 - Jon Karp

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 02/22/23 BOD meeting need to be approved for the record.

- John made a motion to approve the 02/22/2023 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 02/22/2023 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- The February financial report has been provided by Superior. Currently the HOA has \$209,000+/- in the bank accounts, of which \$134,700+/- is allocated to reserves. There are 2 lots that have yet to pay dues for 2023.
- The annual tax filing has been completed and filed with the IRS.

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 (03/22/2023)**

- **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 (03/22/2023)**

- **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 (03/22/2023)**

- **Annual Meeting**

The annual meeting for the HOA membership is scheduled for April 19th at 6PM. The meeting will be held at 15353 S Lake Ridge Way.

- **Cody to finalize details with Superior in order to have the required notices mailed to the membership. Superior to mail meeting notice, proposed agenda, BOD election nomination form, and proxy form.**

5. New Business

- **Restroom accommodations at the lake during the spring and summer season**

Peter has requested that the BOD consider renting a portable restroom to be placed at the cedar grove for the spring and summer season. The BOD will present the idea to the membership at the annual meeting for feedback and voting.

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
 - *The committee has a meeting on 03/29/2023 to review the 2023 financial outlook and organizational objectives (i.e. 2023 reserve report)*
- **Landscape Committee (Melinda Olson)**
 - *No update 03/22/2023*
- **Architectural Review Committee (VACANT)**
 - *No update 02/22/2023.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *The neighborhood Easter egg hunt is scheduled for 04/08/23 at 12 pm. Ginny is currently working on recruiting volunteers to help stuff and hide eggs.*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 03/22/2023*
- **Inlet Road Task Force (Peter Clark)**
 - *No Update 03/22/2023*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *Top Aquatic (Gabe) is working on a lake management plan for BOD review and hopes to have it complete in approximately 1 week.*
 - *Tom Gaskill has contacted Bill Gaffi and informed him that he wants to make another effort at securing grant funding for the stream restoration project along Abernathy Creek.*

7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
 - *Attorneys representing the HOA are currently working on draft documents related to both the Lot 21 and Lot 23 easement agreements. The BOD is currently waiting for the drafts to be completed for review.*
- **Tadpole Park Lawsuit**
 - *See above. The Tadpole Park matter has been coupled with the Lot 21 matter.*
- **Lot 23 Easement Agreements**
 - *See above. The Tadpole Park matter has been coupled with the Lot 21 matter.*

8. Next Meeting Date:

Annual HOA Membership Meeting Wednesday April 19, 2023, 6PM

Peter to send out notification of the scheduled meetings.

9. Future Meeting Topics

- None at this time

10. Adjournment

Meeting adjourned at 6:30 PM