

HOA BOD Meeting Minutes 09/07/2022

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:
 - Bill Gaffi, Linda Macpherson
 - Ginny Wells
 - Keith Coppenger
 - David Patterson

2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 08/17/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 08/17/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 08/17/2022 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

3. Treasurer's Report

- John reviewed the August financials
- The HOA has opened a second money market account for reserve funds. Operating funds and reserve funds are now held in separate accounts.

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.***

- **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

Habitat Conservation Area by Oregon Department of State Lands and that the clearing may be designated as a wetland. 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.

- *Oregon DSL has been contacted by a resident to initiate an investigation into the fill that was deposited on the Meadow. DSL has requested information related to the site.*
- *Cody has been appointed as the lead contact on behalf of the HOA for dealing with Oregon DSL.*
- *Cody has spoken to Oregon DSL via phone for an initial discussion regarding the site and will follow up with answers to their questions via email.*
- *Oregon DSL will make a determination regarding the site's classification as a wetland. If the site is a wetland, Oregon DSL will then make a determination regarding the quantity of fill that has been placed. If it is determined that a violation occurred, Oregon DSL will issue a fine along with a remediation plan that will be required to be completed in order to close the case.*
- *Oregon DSL has scheduled a site visit to assess whether a violation has occurred on 09/15/2022 at 11 AM.*
- *Oregon DSL has confirmed they have the ability to perform forensic testing on any fill deposits to determine age of fill. This will ensure the HOA is not cited for any fill deposits that were in place prior to HOA ownership of the property.*
- *In response to the Lot 21 counterclaim filed against the HOA for the landslide, the HOA GL insurance carrier (American Family) has approved the Geotech proposal to begin investigation of the landslide origins and stability analysis*
- ***The BOD has a conference call with Jeff Hansen, Damon Henrie and the Geotechnical Engineer to review initial site reconnaissance on Friday September 9th at 2 PM.***

5. New Business

- Bank Erosion Repair at Tree Near Bridge Along 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 County to review permit requirements for this work.***
- World Water Monitoring Day Activity
 - ***September 18th is World Water Monitoring Day. Linda Macpherson has volunteered to organize a water quality testing activity for kids. Linda will draft an email invitation and send to Peter for review and distribution.***

6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (John Wells on behalf of Chris Sirpless)**
 - *Work on the reserve study is underway.*
 - *Pono (reserve study consultant) is being scheduled to visit the neighborhood and walk the property for the initial site assessment related to the reserve study*
- **Landscape Committee (Melinda Olson)**
 - *No Update 09/07/2022.*
- **Architectural Review Committee (Bill Winkenbach)**
 - *No Update 09/07/2022.*

- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *The Halloween Hay Ride has been scheduled for October 30th*
 - *The committee needs volunteers with tractor and trailer for hay ride transportation*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 09/07/2022*
- **Inlet Road Task Force (Keith Coppenger)**
 - *See above under "Ongoing Business" for current status.*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *A field trip has been scheduled for 09/15/2022 for a site visit to a wetland restoration project in Forest Grove to review potential habitat restoration ideas at the lake and surrounding areas*
 - *The finance committee has requested a budget number for the reserve study for native vegetation restoration around the lake and surrounding areas*
 - *There have been some questions about bacteria/water quality for the lake. The HOA needs to establish some guidelines for assessing water quality as it relates to lake use (swimming, fishing, pets, etc).*

7. Executive Session - Lot 21 Easement Agreements & Lawsuit

- ***Cody made a motion to move to executive session to discuss the status of the Lot 21 matter with Damon Henrie and Jason Grosz***
- *Peter Seconded the motion.*
- *The motion passed unanimously.*
- ***The board moved to executive session at 6:51 PM.***
- ***The board returned from executive session at 7:44 PM***
- *No further action required at this time.*

8. Executive Session – Lot 23 Easement Agreements

- *No executive session for this topic at 09/17/2022 BOD meeting*

9. Next Meeting Date:

Wednesday September 28, 2022, 6PM

Upcoming Meetings:

TBD

Peter to send out notification of the scheduled meetings.

10. Future Meeting Topics

- *None at this time*

11. Adjournment

Meeting adjourned at 7:51 PM