

## HOA BOD Meeting Minutes 11/16/2022

### 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:
  - Ginny Wells
  - Dave Byers
  - Gary Myers
  - Bill Gaffi/Linda Macpherson

### 2. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 10/26/22 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 10/26/2022 BOD Meeting are approved***

***Peter to post approved meeting minutes to the neighborhood website***

### 3. Treasurer's Report

- The October financial report has been provided by Superior. Currently the HOA has \$144,433 in the bank account, of which \$130,807 is allocated to reserves.
- John is reviewing the report to confirm funding transfers to reserves have been properly accounted for.
- HOA invoices for annual assessments to be mailed out in the next couple weeks.

### 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 (11/16/2022)**
- **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 (11/16/2022)**
- **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 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.***

## 5. New Business

- None at this time

## 6. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
  - *No update 11/16/2022*
- **Landscape Committee (Bill Gaffi on behalf of Melinda Olson)**
  - *Re-seeding of the lakeside burn area is complete.*
  - *The committee is continuing with plant/tree trimming around the lake*
- **Architectural Review Committee (Bill Winkenbach)**
  - *No Update 11/16/2022.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
  - *No Update 11/16/2022.*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
  - *No Update 11/16/2022*
- **Inlet Road Task Force (Peter Clarke)**
  - *Hay bales from the Halloween hay ride will be spread on the inlet road slide area for erosion control on Saturday 11/19/2022. Neighborhood volunteers are encouraged to assist with the effort.*

- **Lake Restoration & Maintenance (Bill Gaffi)**
  - *The committee made a recommendation to add roofing material to the footbridge over the inlet to prevent a slipping hazard during wet weather*
  - *Gabe has sprayed for invasive plant species along the perimeter of the lake*
  - *Bubblers will be turned off for the winter. Gabe has confirmed there is no issue with this.*

## 7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
  - Work is ongoing in an effort to reach a settlement. The HOA is currently waiting on (2) items:
    1. 2<sup>nd</sup> response to draft settlement agreement
    2. Geotech reconnaissance report related to the inlet road slide area
- **Tadpole Park Lawsuit**
  - The suit has been tendered to American Family Insurance for defense. AmFam has confirmed they will be defending the HOA in the matter.
  - *No Update on status of case 11/16/2022*
- **Lot 23 Easement Agreements**
  - *No Update 11/16/2022*

## 8. Next Meeting Date:

Wednesday December 14, 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 6:29 PM