

HOA BOD Meeting Minutes 05/17/2023

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
 - Bill Gaffi/Linda Macpherson
 - Jon Karp

2. Organizational Meeting

This meeting is the first BOD meeting since the director election at the annual meeting held on 04/19/2023. Peter Clark was re-elected to serve on the board. The BOD must elect officers for the new one year term.

- Peter made a motion to keep officer positions the same
- John seconded the motion
- The motion passed by unanimous vote.
- ***Officers will be the same as the previous term (Peter Clark-President, John Wells-Treasurer, Cody Olson-Secretary). The board positions held by John Wells and Cody Olson will be up for election at the next Annual Homeowner's Meeting***

3. Review and Approval of Previous Meeting Minutes

The meeting minutes from the 03/22/23 BOD meeting need to be approved for the record.

- Peter made a motion to approve the 03/22/2023 BOD meeting minutes
- John seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 03/22/2023 BOD Meeting are approved***

Peter to post approved meeting minutes to the neighborhood website

4. Treasurer's Report

- Currently the HOA has \$206,756+/- in the bank accounts, of which \$137,514+/- is allocated to reserves.

5. 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. (05/17/2023)***
- **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 (05/17/2023)***
- **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)***

6. New Business

- **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.*

- **Backflow Testing**

The HOA has received notice from Clackamas County that annual backflow testing of the HOA irrigation system is due.

- *Backflow testing is scheduled for this week. Peter to coordinate submitting the backflow testing to the county.*

- **Superior Communication Addendum**

Superior Property Management has issued a "Communication Addendum" to the HOA's contract. The addendum is seeking to limit 3rd party communication with Superior to one party.

- *Cody made a motion to approve the Communication Addendum and incorporate it into the contract between HLE and Superior.*
- *Peter seconded the motion*
- *The motion passed unanimously*
- ***Peter has been nominated as the designated 3rd party authorized to communicate with Superior.***

- **HOA Request for Financials**

An association member has submitted a request to Superior for HOA financial information.

- *John to compile the requested financial information and submit to the member per their request.*

7. Committee & Task Force Actions/Recommendations:

- **Finance Committee (Chris Sirpless)**
 - *No updated 05/17/2023*
- **Landscape Committee (Melinda Olson)**
 - *No update 05/17/2023*
- **Architectural Review Committee (VACANT)**
 - *No update 05/17/2023.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
 - *No update 05/17/2023*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
 - *No Update 05/17/2023*
- **Inlet Road Task Force (Peter Clark)**
 - *No Update 05/17/2023*
- **Lake Restoration & Maintenance (Bill Gaffi)**
 - *No Update 05/07/2023*

8. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**

- Peter made a motion to move to executive session for the BOD to discuss the logistics of resolving the pending Lot 21 legal matters with Damon Henrie (HOA counsel).
 - John seconded the motion
 - The motion passed unanimously
 - The BOD entered into executive sessions at 6:41 PM.
 - The BOD returned from executive session at 7:08 PM. No additional action required at this time.
- **Tadpole Park Lawsuit**
 - *See above. The Tadpole Park matter has been coupled with the Lot 21 matter.*
 - **Lot 23 Easement Agreements**
 - *No update 05/17/2023*

9. Next Meeting Date:

TBD

10. Future Meeting Topics

- None at this time

11. Adjournment

Meeting adjourned at 7:10 PM