

## HOA BOD Meeting Minutes 01/11/2023

### 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
  - Dave & Lori Byers
  - Gary Myers
  - Bill Gaffi/Linda Macpherson
  - David Patterson

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

The meeting minutes from the 11/16/22 BOD meeting need to be approved for the record.

- John made a motion to approve the 11/16/2022 BOD meeting minutes
- Peter seconded the motion
- The motion passed by unanimous vote
- ***The minutes from the 11/16/2022 BOD Meeting are approved***

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

### 3. Treasurer's Report

- The December financial report has been provided by Superior. Currently the HOA has \$168,899 in the bank accounts, of which \$132,000+/- 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.

- ***NO UPDATE (01/11/2022)***
- **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 (01/11/2022)***
- **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.
- ***NO UPDATE (01/11/2022)***

## 5. New Business

- **Dam Inspection Report**

The final report for the dam inspection performed by the Oregon Water Resources departments has been received for the inspection performed on 10/21/2022. The formal report is attached to the minutes for the record. The recommendations of the report will be considered as part of future improvement projects.

- **Oregon Department of State Lands Determination Letter**

Oregon DSL has issued a formal letter and report related to their site determination performed on 09/15/2022 at the meadow alongside the inlet road. The document is attached to the minutes for the record. Per the letter, Oregon DSL has issued a Determination of No Violation as it relates to the HOA placing fill on wetlands in the meadow.

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

- **Finance Committee (Chris Sirpless)**
  - *No update 01/11/2023*
- **Landscape Committee (Bill Gaffi on behalf of Melinda Olson)**
  - *The committee has suggested adding roofing material to the bridge over the spillway to prevent a slipping hazard during winter months. Bill Gaffi to review costs and options.*

- **Architectural Review Committee (Bill Winkenbach)**
  - *Bill Winkenbach will be moving out of the community. The BOD will need to find a need chair for ARC.*
- **Social Committee (Ginny Wells/Alicia Liberty)**
  - *No Update 01/11/2023*
- **Bylaw & CC&R Review Task Force (Linda Macpherson)**
  - *No Update 01/11/2023*
- **Inlet Road Task Force (Peter Clark)**
  - *No Update 01/11/2023*
- **Lake Restoration & Maintenance (Bill Gaffi)**
  - *After review, The Pacific Lamprey Grant has decided not to fund the Abernathy restoration project for this funding cycle*

## 7. Legal Matters

- **Lot 21 Easement Agreements & Lawsuit (Executive Session)**
  - Efforts to settle the litigation are continuing. The BOD has had some very productive discussions to resolve disputes related to the easement issues and ensuring the HOA has permanent access to the pipe inlet and Tract C. The attorneys have asked us to limit what we share about these discussions until more details are finalized, but we are hopeful that by our next meeting we can share more information.
- **Tadpole Park Lawsuit**
  - *No Update on status of case 01/11/2023*
- **Lot 23 Easement Agreements**
  - *No Update 01/11/2023*

## 8. Next Meeting Date:

Wednesday February 22, 2023, 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 6:20 PM