

## SLHOA BOARD MEETING MINUTES

July 22, 2020

Location: Zoom Meeting

6:30 p.m.

### Present:

**Board Members:** Kimberley, Sharon, Andrew, Denise, Wayne, Tiffany, Randy, Calin, Monte

**Residents:** Jim Cassinelli, Rosalie Schenck, Sue Baumbartner, Randy Perry, Kevin Banton, Heide Ferguson, Nicki Burton, Devin & Rachel DeCosta, Joelynn Keniston, Rose Jungkind, Connie Sloan, Alan and Polly Hebert. Thomas Force, Vicki Cowan, Beverly Montgomery, Marty Peterson

### Call Meeting to Order – Kimberley

A request from those attending to post the agenda for future meetings. The suggestion was accepted.

### Review of Minutes –

The February, 2020 minutes were approved as submitted.

The March General Meeting minutes will be reviewed at the September meeting.

### Treasurer's Report –

The Treasurer's Report was presented by Wayne. The Financial Statements were summarized in rounded numbers. As of June 30, 2020

Checking: \$8,000

Reserve: \$23,000

The annual dues have been paid by 121 property owners amounting to \$18,000. The expenses included \$1500 for the flower baskets, \$150 management fees and \$500 office supplies. The operating funds are low because some funds have not been transferred to the new bank used by CAP.

### Committee Reports –

1. 12850 Chicory Court – request approval for repainting and replacing the fireplace. All of the same materials/colors would be used. Approved.
2. 12663 SW Springwood – Construction of a 3' retaining wall in front yard as well as a paver walkway at the side of the home. The request was tabled to check CC & R's.

### Manager's Report –

The Manager's Report was given by Sydney from CAP.

She stated that it has been a busy two months since they took over. They have completed a number of drive throughs assessing the properties. She stated that there were 42 houses which

are not in compliance. Also CAP is receiving bids for power washing of the mail boxes. In addition, CAP has been updating records and have assisted in mailing the newsletter.

A resident asked clarification of the billing date for the annual dues and where to send the check as well as to whom it should be made payable. Sydney said there would be an explanation letter coming out soon.

### **Old Business –**

The only Old Business on the agenda was regarding the cleaning of the mailboxes. This item was reported on by Sydney.

### **New Business –**

It was determined that in the future CAP will post the meeting agendas on the Summer Lake website prior to the meeting.

Regarding the concern over the cost of the hanging baskets, Sydney reported that CAP will be looking for a new vendor and receive bids prior to next year's General Meeting.

Monte reported on his negotiations with ProGrass and the Oregon Grape hedge on North Dakota St. He said there hasn't really been any progress and on some mitigation of the issue as the hedges are still an impediment for walkers. Monte has requested that CAP take a shot at the negotiation.

There was a resident request for the BLM signs on Summer Lake to be removed. Kym requested that we hold an open forum for discussion as we needed to be consistent. It was reported that any resident can post a sign in the windows but that political signs need to be limited to one month prior to the election and taken down immediately after the election. It was also discussed that whatever SLHOA rules are they need to comply with the City of Tigard policies. The signage issue will be tabled for the moment, but the Peterson's agreed to take all but one (1) sign down. CAP agreed they won't receive more letters.

The subject of fines created a significant response from residents attending the meeting. Kimberley first clarified that a proposed list of fines was given to some Board members from the attorney. This list was simply a sample list of what some HOA's do. The SLHOA Board had not vetted the list by meeting time. All who had seen the list realized there were a number of items on the list that were not applicable to the SLHOA. The Board will carefully review the list and further discussion at the next Board meeting will take place. Tiffany stated that in our current CC & R's it states there will be fines for various non-compliance issues but no schedule of fines was posted.

### **Open Session for Owners-**

There was a question from the attendees regarding the reason the Board voted to hire an outside agency to manage the SLHOA. Kimberley spoke and stated that the Board had supported an outside agency decision to protect the Board from litigation and it would insure that all residents received equal treatment regarding compliance issues.

Sydney stated that she was notified that compliance requirements and fines were an issue and because of that, the letters they were ready to mail to residents will be held. She also stated that CAP does not receive any financial gain from fines issued.

A question was raised about who receives compliance letters if home is a rental. Kimberley stated that both the owner and the resident receive letters. Kimberley also encouraged all homeowners to read a copy of the CC & R's posted on the website.

The Peterson's requested that the Board hold an open forum on what kind of community the residents would like to create in the SLHOA.

Thomas Force stated that he felt there should be a formalized protocol for addressing complaints. The protocol shouldn't be a secretive action, e.g. architectural design requests and the results of Board action.

Nicki Burton reported that she was charged a \$215 Welcome Packet fee. CAP wasn't aware of this fee. CAP will check into this.

A resident on Hawks Beard reported that in past years the SLHOA has trimmed the trees and recently they have not been trimmed. The Board will have to look into this.

**Adjourn -**

The SLHOA Board Meeting was adjourned and moved to Executive Session.