

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
Jan 18, 2017
10:00 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Call to Order – Shay Jarvis

Present: Shay Jarvis, Rosemary Baum, Mardy Stevens, Gerry Barra, Kerry Ann O'Halloran

Owner Requested Items

An Owner noted safety problems with rocks in tree wells. The Board will look to reduce overfill and see if this will alleviate the problems. We will continue to monitor the problem.

Owners requested permission to do some landscaping at the Westside adjacent to the driveway. The Board has requested a proposal and plan per the CC&Rs Article 9.

Reports

Secretary's Report – Gerry Barra –The Board approved the November minutes with corrections.

Treasurer's Report – Kerry Ann/Rosemary As of December 31, 2016, the Operating Account has a balance of \$3,037.83; the Reserve Account has a balance of \$10,231.55. Five hundred dollars a month will be made to bring current the one-month contribution to the Reserve Account.

President's Report – Shay Jarvis

In a walk around of the property, the President observed the following:

- Trim, peeling paint, and exposed bare wood on the roof peak on 4th Street is discolored on the trim.
- Trim around the 250, 295 trim around garage doors is showing bare wood.
- Dry rot was observed on garage trim at 220, 230, 235 245 260 270.
- At 295, the lantern light does not go off.
- Moss needs to be removed from shingles from all porch overhangs.
- 215 needs to have siding on garage fixed. There is evidence of interior water intrusion.
- Extended parking of cars on Hood has been observed. Shay will check with city for parking ordinance.
- Association documents will continue to be edited and clarified prior to sending them back to legal counsel.

Association Manager's Report – Kerry Ann O'Halloran

- Landscaping contract with Hummingbird and Management contract are due for consideration in January.
- Chimney work at 295 NE 4th Street has been completed.
- Remaining chimney preventative maintenance is completed.
- Garage light problems at 255 NE 4th is being scheduled with Pacific Lamp.
- The Board needs to discuss front entry privacy wall drainage issue at 255 NE 4th Street.

Unfinished Business

- Vendor Contracts-The Board unanimously voted to approve and execute the landscaping contract with Hummingbird for 2017.
- Association Manager Contract-The Board went into executive session at 11:25 for the purpose of reviewing the contract. The Board moved out of executive session at 11:30 then unanimously voted to approve and execute the Association Manager's contract for 2017.
- Update on Resolution for Compliance – Board & Kerry Ann-tabled until next meeting.
- Update on Modifications of Association Documents proposed by legal counsel – Shay and Mardy agreed to meet to clarify questions on the language on insurance in the Association Documents.

New Business

The Board reviewed three different budget proposals. After discussion and clarification, the Board unanimously approved a budget for 2017 that will include a dues increase to \$300 per month, effective March 1, 2017.

Owner Non-Emergency Request form re: 255 NE 4th Street. Rain water run off seems to be seeping into the juncture of the stone work in the front of the unit and the siding.

Adjourn at 12:05.

The meeting will be conducted under Robert's Rules of Order, with owners allowed a three minute limit in which to address requested agenda items before the Board. This will enable all owners an opportunity to speak.