

**Oneonta Townhomes Homeowner's Association**  
**Board of Directors Meeting**  
**May 17, 2017**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

No items submitted

**Reports**

Secretary's Report – Gerry Barra- April minutes approved as corrected.

Treasurer's Report – Kerry Ann/Rosemary- as of April 30, The Operating Account has a balance of \$1718.13;

The Reserve Account has a balance of \$21, 814.93 and The Line of Credit is paid off.

President's Report – Shay Jarvis

The Hummingbird contract includes the trimming of smaller shrubs. Kerry Ann will request that Arturo trim the shrubs.

Arturo will check the irrigation system for buried or broken sprinkler heads as well as solutions for areas getting little or no water.

Shay will update the Vendor's List, Emergency Contact List, and other materials for Homeowner's binders for the Annual Meeting.

Association Manager's Report – Kerry Ann O'Halloran

Power washing- Shay and Rosemary talked to Johnson General Construction about the power washing missing spots and leaving a mess throughout the property. Shay will work with the owner to resolve the problems.

Compliance Resolution-the Board has made the language more accurate and up to date. Kerry Ann will send to owners for feedback.

Line of Credit-Rivermark Bank is reviewing status of the information submitted to apply for a line of credit if needed in the future.

The Board will begin to get bids on new roofing on 4<sup>th</sup> Street.

Updated the Declarations with new Resolutions and formatting of By Laws. They will go to the lawyer, Stuart Cohen.

## **Unfinished Business**

Set Annual Meeting Agenda

Election of one Director

By Laws and CCR's updated documents review

Landscaping Report

Introduction of new Homeowners

Update on Resolution for Compliance-see Manager's Report

Update on Line of Credit/Loan Status –see Manager's report

Update on Modifications of Association Documents proposed by legal counsel – KA/Mardy-  
see Manager's report

## **New Business**

**2017 Annual Meeting – Date Set: June 21, 2017**

## **Adjourn**

11:57

The meeting will be conducted under Robert's Rules of Order, with owners given a three minute timeline in which to address requested agenda items before the Board during the "Owner Requested Agenda Items" portion of the meeting. If you have any questions, or wish to request an item be added to the meeting Agenda, please submit to:

Oneonta Board of Directors Attn: Gerry Barra, Secretary C/O KMO 15 NE 3<sup>rd</sup> Street Gresham, OR 97030 or

[kerryann@kmorealestate.com](mailto:kerryann@kmorealestate.com)