

**Oneonta Townhomes Homeowner's Association**  
**Board of Directors Meeting**  
**June 14, 2017**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**DRAFT MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

None submitted

**Reports**

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

**Treasurer's Report** – Kerry Ann/Rosemary see report- Riverview Community Bank issued bank statements for May with errors in non-financial information. They will correct these errors for the next statement. As of May 31, 2017, the Operating Account shows a balance of \$1,315.30; the Reserve Account shows a balance of \$24,321.23.

**President's Report** – Shay Jarvis

The Board will get bids for cleaning the skylights.

For Annual meeting:

Draft of By-Laws and CC&Rs will be distributed to Owners.

Resolution of Compliance will be distributed at the Annual meeting.

Copy of new Insurance Declaration will be given to Owners.

Landscaping report will be distributed.

Emergency Preparedness with Phone tree to all Owners.

Proposal to ask Owners to submit ideas for what they would like to see happen at Oneonta.

**Association Manager's Report** – Kerry Ann O'Halloran

Power washing has been completed.

Tree removal 4<sup>th</sup> street permit received. The tree will be replaced in the fall.

Received bids for roofing on 4<sup>th</sup>.

Peeling paint on window trim at 230 NE 5<sup>th</sup>.

Documents review- still waiting for final copies from legal counsel.

Proposal for Reserve Study Update has been submitted. Rosemary moved to approve, seconded by Gerry Barra. Unanimously approved. Update will be completed after 4<sup>th</sup> Street roofing is completed.

## **Unfinished Business**

Update on Modifications of Association Documents & Compliance Resolution –  
Board/Mgmt.

Update on Line of Credit/Loan Status – Management

Reserve Study Update Proposal from Equip Consulting

Review Annual Meeting Agenda/Handouts and other materials – Board & Management

## **New Business**

Insurance Questions – Board & Management-We need to contact our new Insurance Agency with some questions that have arisen.

After the retirement of our agent, Russ, at American Family Insurance, the Board asked if it would cause any problems to get a new agent. American Family said it wouldn't be a problem.

## **Adjourn**

11:35

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)