

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
September 27, 2017
10:30 - 11:30 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Call to Order – Shay Jarvis

Present: Rosemary Baum, Candace Brown, Kerry Ann O'Halloran, Shay Jarvis, Gerry Barra

Guest: Ginger Hessler

Owner Requested Items

No requests

Reports

Secretary's Report – Gerry Barra minutes approved as written.

Treasurer's Report – Kerry Ann/Rosemary- As of August 31, 2017, the Operating Account shows a balance of \$3,643.99; the Reserve Account shows a balance of \$36,212.70

President's Report – Shay Jarvis

Letter to Owners about the loan to cover roofing and other expenses. Kerry Ann will notify the owners.

Include a time line of what will happen, when Arbor Pro will be doing trees and when the contractor will begin work.

Remind about snow and ice removal and keeping lights on for safety.

Don't put recyclable cans or bottles in recycling bins. The homeless often rummage through the bins.

Association Manager's Report – Kerry Ann O'Halloran

- Garage door painted at 295 NE 4th
- Roof vent reattached 290 NE5th
- Arbor Pro will be here on October 23 to prune and reshape trees. Will discuss damaged tree removal on 4th Street.
- Meet with Columbia Drain on October 11 to discuss drainage problems at 245 NE 4th Street.
- Owner requested items still pending. Waiting for scheduling with contractor.
- Deck walls will be inspected by contractor.

Unfinished Business

Status of Proposed Amended and Re-Styled Documents-Documents need to go to two new owners for review and then the owners will vote. Owners have 30 days to review.

Punch List Repairs – Viscounte Construction will be working on the list of repairs to the homes.

Loan Status-After exploring various financing options, such as assessment, line of credit or securing a loan, the Board decided to secure a loan from Columbia Bank. The loan amount is \$100,000.00 for a ten year term. The loan amount will cover the cost of re-roofing on 4th Street, pruning of the tree throughout the property and removal of problem trees. The Board hopes to have enough funds remaining to work on landscaping. The loan application has been received by Columbia Bank, and we are awaiting official approval.

New Business

No new business.

Next Board Meeting - October 26, 2017 at 9:30 am

Adjournment at 11:00

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 3rd Street Gresham, OR 97030 or

kerryann@kmorealestate.com