

## Old Sweetbriar Farm Homeowners Association

### General Meeting – 7/11/2019 – 7-9 PM

**Attendees:** OSFHA Board Members, and Homeowners

**Location:** Troutdale Community Church, 921 Buxton Rd. Troutdale, Or. 97060

**Type of Meeting:** Board Meeting (held on the 2<sup>nd</sup> Thursday of the month)

**Board Members:** Amy Campbell, President (elected 9/18/18) **absent**; Dan Anderson, Vice President (elected 9/18/18); John Peterson, Secretary (elected 3/17/17); Tina Taplin (elected 3/17/17); Jeffrey Ironwood (elected 3/17/17) **absent**; Kyle Holstein (elected 9/18/18); Lonnie Henry (elected 1/19/19); Two (2) Open Positions.

#### Meeting Called to Order

Dan Anderson, Vice President

There was a quorum, 5 of 9 Board members were in attendance. Surveyed Board members for additional discussion points to be added. (none)

Dispensed with reading of last month's meeting minutes, as there wasn't a quorum to conduct business.

#### Community Association Partners (Heather)

Postponed review of Association Accounts because of the ongoing transition from Evergreen Property Management to CAP. CAP received many inquiries about making timely dues payments and were informed that there would not be any late fees until transition is complete.

The ACC voted to approve a new fence request for homeowner on SE Helen Ct. (Homeowner was present and thanked the Board for the approval.)

Reviewed Community Violations (5) submitted to CAP. All homeowner were informed and have started to make improvements, except for violation #5. CAP will inform complainant that vehicles parked blocking driveway is a matter for the City of Troutdale.

CAP has sent out emails informing community members of the two (2) open Board positions, with no responses as yet.

CAP sent out a mailer informing all residents of the upcoming site inspection visits and an overall improvement has already been seen.

CAP announced the improved community web-site completed by Amy. (Great Job !!!) They will be adding all our pertinent documents and Board meeting minutes soon.

CAP addressed a suggestion from Kyle about adding “speed bumps” to Pelton Ave. The City of Troutdale said they would need to hear a larger volume of complaints before any such remedy would be considered.

CAP tabled the idea of distributing an email address of a tree arborist to address the issue of the many dead trees in the neighborhood. Tina mentioned downed trees in “D” tract greenway.

### **Association Business**

There will be a Board Training Session at the Troutdale Community Church on Monday, July 22<sup>nd</sup> at 6:30pm.

Pathway Paving Bids - None received thus far and was suggested to wait until later in the year because most paving companies are currently in their busy season.

2020 Reserve Study Level 3 – Schwindt and Co will be asked to perform the Level 3, at a cost of about \$750 to \$900.

New Board Members – Informed homeowner who were present of the need for two (2) more Board members. Dan informed the homeowners present of the names of all current Board members and asked if anyone would like to join.

Fines Resolution Committee – The committee presented the Board with a seven-page document for CAP to have our attorney review for legalities. Dan asked about the formation of the Resolution Committee and who would be the members. Lonnie, Kyle and John volunteered to staff the committee. We had a good discussion about the future of this issue and all present seemed to like the idea.

2019 Goal to meet every Homeowner – Kyle suggested some kind of community event to get all our homeowners together, perhaps using Sweetbriar School. Further thought and discussion will be explored, and our Board members try to speak with homeowner while out on walks around the neighborhood. Discussed our current meeting location and everyone agreed that it is the best we have had in many years. Thanks Amy. A Sweetbriar Newsletter was discussed and we agreed that the recent attempt was a joke. Heather noted that we could use our new website and she could send out any emails needed.

### **Open Forum**

Dale & Bonnie asked about how to access the website and was given the proper web address.

Kathy Patterson, on Kibling Ct, was pleased about last Monday’s neighborhood inspections. She also had complaints about her nextdoor neighbor’s property. Many (4 or 5) vehicles parked in the front and back yard. Homeowner complained about rats coming from the yard and going to

other neighbor's property. She said this has been an ongoing problem for many years and nothing has been done about it. Heather informed her that CAP will look into it and that it might be an issue better addressed by the City of Troutdale. She also complained that the Lawn Maintenance company was moving the lawn on Troutdale Rd and blowing the clipping on to and thru her fence. Kyle will contact the company.

Kathy Watson stated that she would like to see Jason to continue to perform our tree service. She also complained about a travel trailer parked in her neighbor's driveway. CAP will investigate. She also asked why we no longer have Evergreen representing us. Dan explained the transition to CAP to her. She also noted that the lights on "F" Tract are on 24 hours a day. CAP will investigate.

**Call Meeting to Close**

Dan Anderson, Vice President

Next meeting: Thursday August 8<sup>th</sup>, 2019.