

Old Sweetbriar Farm Homeowners Association

General Meeting – 4/8/2021 – 7-9 PM

Attendees: OSFHA Board Members, and Homeowners

Location: On line Zoom meeting.

Type of Meeting: Board Meeting (held on the 2nd Thursday of the month)

Board Members: Gian Paolo Mammone, President (1/2021 – 1/2024); Amy Campbell, Vice President (1/2021 – 1/2024); John Peterson, Secretary (1/2020 – 1/2023); Tina Taplin (1/2020 – 1/2023); Lonnie Henry (1/2019 -1/2022); Kathy Pattison (1/2020 – 1/2023); Kris Ann Washington (1/2019 – 1/2022); Steven Smith (1/2019 – 1/2022).

Absent: Amy; Kathy; Kris Ann

Meeting Called to Order

Gian Paolo Mammone, President

Verified quorum and surveyed board members for additional discussion points to be added. Gian Paolo welcomed the homeowners who joined us on line, and explained the Zoom protocols.

We reviewed last months' meeting minutes and approved them.

Community Association Partners (Kim Adolf)

All CAP business was conducted via Zoom, in accordance with CAP's Corona Virus protocol.

Kim presented the March financial report, and noted that we are \$6517.82 under budget for the year. Kim noted that a correction was made on a "Legal Expenses" line item in the amount of \$926, which was not an HOA expense. The financial report was approved by the Board.

Collections: CAP will mail out demand letters to the remaining 29 homeowners who are still delinquent on their 2021 HOA dues assessment. Kim noted that there are 12 past due HOA dues accounts currently in collections. There are two homeowners on payment plans.

Community Violations: The Board reviewed the following:

3770 SE Pelton Ave: The homeowner is deceased and there are no known heirs. It has been boarded up to keep squatters out, and the Board members and neighbors will keep an eye on it. The property will go into probate for future disposition.

3800 SE Pelton Ave: The homeowner has been offered help with property clean-up, but they declined. A Courtesy Letter will be mailed encouraging compliance with HOA rules.

721 SE 40th St: This is a rental house that is in disrepair and not complying with HOA rules. It is also 18 months delinquent on HOA dues and past violations fines. This has been turned over to our Collections Attorney.

ACC Requests: The Board discussed 4 ACC requests.

3155 SE Evens Ave: The Board re-evaluated the previous ACC request approval since the homeowner has not followed thru with planting “site obscure” shrubs since May 2020. CAP will send a reminder letter requesting re-application or they will be considered in violation of the HOA parking rules.

810 SE Sweetbriar Ln: The homeowner wants to remove and replace a tree in the parking easement. This was conditionally approved provided the homeowner receives OK from the City of Troutdale.

3575 SE Pelton Ave: The homeowner wants to cut down a tree in the front yard that is leaning towards the house. This was approved.

3575 SE Pelton Ave: The homeowner wants to have a patio cover built over their backdoor deck. This was approved.

Association Business

Community Fun Committee Update: No fun stuff yet due to the pandemic.

The Board approved the yearly HOA Insurance renewal.

The Board discussed reviewing and updating our ACC Request forms and procedures. This was tabled until a future meeting.

Steve resigned from the Board due to work constraints. We’ll miss you and your welcome back.

Open Forum

Homeowners expressed concerns about the vacant house on Pelton, and the sidewalks and paths in need of repair. Also, vegetation blocking sidewalks was an issue. The sidewalk issues need to be handled by Code Enforcement for the City of Troutdale.

Call Meeting to Close

Gian Paolo Mammone, Board President

Next meeting: Thursday May 13, 2021.