

## Old Sweetbriar Farm Homeowners Association

### General Meeting – 10/10/2019 – 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); Dan Anderson, Vice President (elected 9/18/18); John Peterson, Secretary (elected 3/17/17); Tina Taplin (elected 3/17/17); Kyle Holstein (elected 9/18/18) **absent**; Lonnie Henry (elected 1/19/19) **absent**; Kathy Pattison (elected 9-4-19); Kris Ann Washington (elected 9-4-19); Steven Smith (elected 9-4-19).

#### **Meeting Called to Order**

Amy Campbell, Board President

A special guest from East Multnomah Soil & Water Conservation District, Chris, addressed the Board with the County's plan for removal of knotweed from our "F" Tract greenway. This is a 2 year plan for removal, followed by re-planting of native species in its place. This proposal was voted on and approved by the Board.

There was a quorum, 8 of 9 Board members were in attendance. Board members were surveyed for additional discussion points to be added. Kris Ann gave the Board two handouts with information on "Ways to enhance HOA perception in the community", and "Parliamentary Procedure for Meetings (Roberts Rules)"

Last month's meeting minutes were approved as written.

#### **Community Association Partners (Kim Adolf)**

Kim presented the August 2019 financial report. She noted that we are over budget for this year and that some of those expenses will be reallocated to the Reserve Fund.

**Collections:** There are 34 accounts that are at least 90 days overdue and can be sent to collections as soon as we determine a collections attorney.

**Violations:** Julia will be going out in the last week of October looking for HOA violations over a two day period in order to start assessing fines.

**Action Items:** Kim noted that they have found a second company to bid on walkway repairs. Also noted that there was some vandalism on some walkway lights and that repair are in progress.

## **Association Business**

Kris Ann discussed the enhancement of the community perception of our HOA. She suggested that we form a committee to achieve this and was elected to chair the committee.

We discussed the City of Troutdale set-back requirements for out buildings on existing properties.

The Board voted to re-allocate funds for landscape expenses from our operation expense budget to our reserve fund account.

Fees Waiver Request: The Board approved a waiver of the late fees charged for late payment of HOA dues.

CAP presented a document with the HOA "General Rules" to cover violations that will be sent to all homeowners.

Collection Attorney Engagement Letter: The Board discussed a comparison cost estimate for engaging Ball Janik LLP as our new collections attorney.

2020 Draft Budget: The proposed 2020 budget was approved by the Board.

Parking enforcement resolution was discussed and Board members and homeowners will check past HOA documents for the current wording in the CC&R's.

## **Open Forum**

One homeowner asked for clarification of the HOA rules regarding "noxious use of property". He was encouraged to submit a complaint thru CAP.

## **Call Meeting to Close**

Amy Campbell, Board President

Next meeting: Thursday November 14th, 2019.