

Old Sweetbriar Farm Homeowners Association

General Meeting – 9/12/2019 – 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 2nd 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); Lonnie Henry (elected 1/19/19); Kathy Pattison (elected 9-4-19) **absent**; Kris Ann Washington (elected 9-4-19); Steven Smith (elected 9-4-19).

Meeting Called to Order

Amy Campbell, Board President

There was a quorum, 8 of 9 Board members were in attendance. Board members were surveyed for additional discussion points to be added. (none)

Amy thanked 2 of our new Board members, Kris Ann & Steven, for joining the Board.

Amy informed the Board that we will be using Roberts Rules of Order for all Board business.

Dispensed with reading of last month's meeting minutes, as there wasn't a quorum to conduct any business. Amy informed the Board that Jeffrey Ironwood-Hunt officially resigned his Board position effective 7-22-19.

Community Association Partners (Kim Adolf)

Kim presented the July 31, 2019 financial report and it was accepted as read. She noted that all collections are up to date, as of August, 2019.

Reviewed Association Architectural Review Requests:

- 1) Disapproved a request for building a shed at 3729 SE Stott Ct, as it does not comply with City codes pertaining to side yard offset. Will request homeowner to change location and re-submit request.
- 2) Approved the building of a wood fence at 3900 SE Pelton Ave.
- 3) Approved homeowners request to add a parking pad on side of house and a short retaining wall in front.

Reviewed Community Violations submitted to CAP. More action will be taken after completion of our new Fines Resolution document. CAP will also perform another violations inspection on 9-16-19.

Julia will meet with 2 Asphalt contractors on Monday to get bids for pathway paving. She will also take pictures of any remaining firewood left over from previous tree cuttings and offer it to our homeowners or place on line for free pick up by other community members.

Kim asked all Board members to be thinking about our upcoming Parking Violation Resolution that will be discussed next month.

Association Business

Fines Resolutions document has been reviewed by our attorney and the Board discussed a few recommended changes. The changes were approved and the final document will be completed by CAP and sent to all homeowners for an approval vote.

2020 Reserve Study Level 3 – Swank and Co submitted their bid, \$750, and this was approved by the Board.

The bid for a deal tree removal on Tract G was approved.

Due date for the HOA Annual Dues – The Board approved a change to reflect annual dues will be billed on January 1st of each year, and are due by January 31st. Dues not received by March 1st will be subject to late fees.

Fees Waiver Requests – The Board reviewed and approved 5 requests to waive late fees pertaining to 2019 Annual Dues.

Open Forum

Four homeowners were present and expressed concerns ranging from dogs running loose and noisy neighbors to questioning the amount of rental homes in the HOA.

Call Meeting to Close

Amy Campbell, Board President

Next meeting: Thursday October 10th, 2019.