

Old Sweetbriar Farm Homeowners Association

General Meeting – 11/14/2019 – 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) **absent**; Kyle Holstein (elected 9/18/18); Lonnie Henry (elected 1/19/19); Kathy Pattison (elected 9-4-19); KrisAnn 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. Amy welcomed a group of homeowners who came to the meeting.

Last month's meeting minutes were approved as written, with one correction noting Lonnie's absence last month.

Community Association Partners (Kim Adolf)

Kim presented the October 2019 financial report. She noted that we are still over budget for this year by about \$15,000 and that we need to make an effort to cut back on spending for the rest of the year. Amy noted that we were \$8k over budget from 2018 and we also experienced extra costs associated with changing management companies. These are deemed one-time costs that should not happen again. The Board reviewed comparisons between past and present budgets.

Collections: There are 25 accounts that are at least 90 days overdue on their 2019 dues and can be sent to collections as soon as we determine a collections attorney.

Violations: Several fines have been assessed and no homeowner has requested a hearing with the Board. Lonnie volunteered to check-up on violations between CAP monthly inspections. We discussed the mechanisms involved with noting violations. CAP noted that our community reaction to this have been very positive. Julia will be out checking for violations very month and coordinated with Lonnie for assistance.

Action Items: The Board reviewed previous action items and CAP will check with the city for any upcoming grants that may become available for 2020. David will be conducting Board Training at the CAP office in February, 2020. This training also includes information from a CPA and an attorney. David will be glad to schedule a local training session for us in the future.

Association Business

Community Enhancement: KrisAnn is still building her committee, and asked the Board to check with neighbors requesting their participation. Amy suggested checking with local businesses for donations and support.

Reserve Study: Amy explained the importance of our Reserve Study to homeowners in attendance. The Board reviewed the R S draft for 2020 and noted a need to correct the stated Annual Assessment increase from 6% to 3%. The Board approved the Reserve Study, with the correction.

2018 Review: Discussed and approved.

Fees Waiver Request: The Board discussed three fees waiver requests, for late payment of HOA annual dues, and approved two of them. The Board discussed having a general criteria for resolving future waiver requests and resolved to be less lenient in 2020.

Collection Attorney Comparison: The Board approved engaging Ball Janik LLP as our new collections attorney.

Tree Removal: Dan volunteered to inspect the dead tree area to make sure it is on HOA property. If so, removal is approved.

Parking Enforcement Resolution: After a spirited discussion, this issue was tabled until next month.

Parking Request: The parking waiver, requested by a duplex owner, was tabled until final completion of the Parking Enforcement Resolution.

Annual Meeting: The 2020 Annual Meeting is scheduled for January 9th, at 7PM. The location will be announced after Amy checks with Troutdale Community Church. The purpose of the Annual Meeting is Board member elections and homeowner updates.

Civil Summons: CAP was notified of a pending bank foreclosure on a home on SE 36th Cr. The homeowner still owes 2019 dues (\$275.49). CAP recommended that the Board take no action because the attorney fees would exceed the amount owed. The Board voted to take no action.

Open Forum

One homeowner informed the Board of a “flickering” greenway light near his home. Our electrician will take a look. Another homeowner discussed parking issues and recommended that the City of Troutdale try to enforce the laws.

Call Meeting to Close

Amy Campbell, Board President

Next meeting: Thursday December 12th, 2019.