



MINUTES

Thursday, 3.14.2019

7-9 pm - Evergreen Property Management Office

Old Sweetbriar Farm Homeowners Association

Meeting Called By: Old Sweetbriar Farm Homeowners Association Board of Directors
Attendees: OSFHA Board Members, Homeowners, and Evergreen Property Management
Location: Evergreen Property Management Office, 24111 NE Halsey Street, Troutdale
Type of Meeting: Board Meeting (held on the 2nd Thursday of the month)
Board Members: President, Amy Campbell (elected 9.18)
Vice President, Dan Anderson (elected 9.18)
Secretary, John Peterson (elected 3.17)
Board Member, Tina Taplin (elected 4.17)
Board Member, Ray Kolberg (elected 9.18)
Board Member, Jeffrey Ironwood (elected 3.17)
Board Member, Kyle Holstein (elected 9.18) **absent**
Board Member, Lonnie Henry (elected 1.19)
Board Member, **OPEN SEAT**

Call Meeting to Order

Amy Campbell, Board President

There was a quorum, 7 of 9 Board members were in attendance. Surveyed board members and attendees for additional discussion points that were then entered into the agenda for discussion.

Evergreen Property Management

Cyndi Strandberg, EPM

Cyndi Strandberg, President, and Owner of Evergreen Property Management presented reports and data on each of the below areas to the Board and meeting attendees. The Board and attendees were fully informed and given the opportunity to ask clarifying questions.

- Review of Association Financials (account balances and dues roll)
- Review of Association Work Order Status.
- Review of Association Architectural Review Requests
 - 1 submitted, 1 approved.
- Review of Community Violations
 - 2 previous violations are still active, 2 of those homeowners has submitted documentation proving the violation is 'cured'.
- Review of Board Approvals

Association Business

Amy Campbell, Board President

- **HOA Website Management**
 - There has been no further movement on this project. Amy is in need of a password for the website to access the site and a volunteer to oversee this project.
- **Quarterly Newsletter**
 - Board members, Amy and Dan, created informational material to be included in the newsletter. The newsletter will be delivered to homes in April.
- **Sierra NW Landscape Irrigation Repair Verification**
 - Jeffrey and Ray offered to meet with Sierra NW to check repairs made to the irrigation system and verify the system is operational.
- **Tract D Fencing Issues**
 - The cyclone fence line along the neighborhood fencing jogs out to align with a blackberry bush that has a tree stump underneath the briar in the center. There was an open discussion regarding the property line and fencing. Board members and attendees discussed possible actions to address the fence line. The Board unanimously decided to table this discussion for further evaluation.
- **Troutdale Community Enforcement Grant (Lonnie)**
 - Lonnie read through the requirements to submit a grant. Lonnie found that estimates are needed for root removal and asphalt repair and widening for handicap accessibility to submit with the grant. Ray, Jeffrey and Amy will walk the paths to create a scope of work to be sent with requests for estimates.

- **Fines Resolution Work**
 - Board member and attendees had an open discussion regarding community rules and regulations, consistent with the governing documents.
 - Garbage cans must be stored sight obscured and removed from street the day of pick-up.
 - No overnight parking on the street
 - Noxious Use of Property
 - Architectural Review-buildings, fences, house color
 - Campers, Vehicles, Boats must not be visible from street
 - No agricultural animals, livestock or commercial animal productions
 - Question for Attorney: Rules have not been uniformly enforced for years. Can the Board legally start enforcing rules now, even though historical violations can be seen throughout the neighborhood?
 - Board members were asked to come to the next meeting with clarifying language for enforcement and a fine enforcement on garbage, overnight parking and vehicle storage.

- **Homeowner Communications**
 - Overnight parking complaint, homeowner will be contacted.

- **Nominations for New Board Members**
 - Board member Danell Danielsen resigned.

Called Meeting to a Close

Amy Campbell, Board President

CLOSING DETAILS:

Meeting Board Approvals/Votes:

- No voted were taken.

Items Tabled for Further Consideration:

- Trac D Cyclone Fence Line

Assigned Action Points:

- Board members were asked to come to the next meeting with clarifying language for enforcement and a fine enforcement on garbage, overnight parking and vehicle storage
- Board members, Amy, Ray and Jeffrey will create a scope of work for root removal and path repair.
- Board Members Ray and Jeffrey will meet with Sierra NW to inspect the repaired irrigation system.
- Evergreen will request three bids for root removal and three bids for path repair using the scope of work created by the Board. Evergreen will deliver bids to the Board for their consideration.

EVoting Approvals (February 21.19 and March 14.19)

Name ↕	Amount ↕	Created On ↕	Due Date ▼	Status ↕
Flickering Light in Green Space	--	03/07/2019	03/21/2019	Pending (5 of 8 Votes)
Black Helterline Invoice 110616	591.50	03/11/2019	03/18/2019	Approved
Black Helterline Invoice	1,178.16	03/11/2019	03/18/2019	Pending (4 of 8 Votes)
HOA Installment Payment Agreement	3,896.81	03/07/2019	03/13/2019	Approved
2019 Annual Meeting	0.00	02/22/2019	03/08/2019	Approved
1.21.19 Meeting Minutes	0.00	02/22/2019	03/08/2019	Approved
Architectural Review Request	0.00	02/28/2019	03/07/2019	Approved
Black Helterline Invoice	1,278.00	02/20/2019	02/27/2019	Approved

Next Meeting: Thursday, April 11th at Evergreen Property Management, 24111 NE Halsey Street, 2nd Floor, Troutdale, OR 97060