

Old Sweetbriar Farm Homeowners Association

General Meeting – 4/9/2020 – 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: Amy Campbell, President; Dan Anderson, Vice President; John Peterson, Secretary; Tina Taplin; Kyle Holstein; Lonnie Henry; Kathy Pattison; Kris Ann Washington; Steven Smith.

Absent: Lonnie Henry

Meeting Called to Order

Amy Campbell, Board President

Verified quorum and surveyed board members for additional discussion points to be added. Amy 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 over the phone, in accordance with CAP's Corona Virus protocol, and on line via Zoom. Kim presented the financial report over the phone, and noted that 43 homeowners have still not paid their 2020 dues. That is about 12% of all accounts.

Collections: Several homeowners requested removal of the fees for the late payments. The Board reviewed them individually and only approved one for a monthly payment plan on the basis of hardship. All other requests were denied.

Community Violations: A homeowner requested a fines waiver for non compliance in a timely manner and it was denied. CAP toured the neighborhood looking for derelict parked cars and noted 19 expired license plates. The Multnomah County Sheriff has also been collecting violation information. This will help the Board determine future parking violations.

Action Items: There were two ACC applications considered. The first request was a homeowner wanting to remove his front lawn and replace with gravel in order to create more parking spaces for the multiple vehicles associated with this property. This was denied. The second request was for installation of a "French Drain" and that was approved.

Association Business

Kris Ann updated the Board about her committee's efforts for enhancement of the community perception of our HOA. Because of the pandemic, no meeting dates or locations have been formulated. CAP will provide our non profit Tax ID number so Kris Ann can solicit community donations.

The City of Troutdale Grant Application is due in May. CAP has inspected all our pathways and prioritized repairs with Tract locations. Tracts A & F were identified as the most in need of repairs. It was decided that using asphalt, rather than concrete, would be more economical and easier to complete. Amy suggested submitting a more generic grant request proposal, since the application due date is rapidly approaching. A motion passed to obtain a repair/replacement bid for Tract A pathways.

HOA Insurance Proposal. The Board voted to change insurance carrier to ABI Insurance and approved their enhanced coverage bid.

2019 Financial Review. CAP had a Certified Public Accountant reviewed our financials and found no problems. The Board voted to approve the report.

Annual Dues Deadline. The Board voted to review any future late payments due to the nature of the world during the pandemic.

Non-compliant House Paint Colors. No official Paint Color Pallet has been approved, but the Board will work with homeowners who have acceptable colors submitted in an ACC request. Once an official Paint Color Pallet is created, the Board will communicate with homeowners who are currently out of compliance. The Board instructed CAP to identify homes that are currently in need of painting.

Tract F Lighting. Repairs are about to begin, but the Board does not have a key for the padlock on the control box. CAP is authorized to cut off the old lock and replace with a new one.

Open Forum

A homeowner asked for clarification on the rules for the Annual Dues late payment notifications.

A homeowner stated that the City of Troutdale has an ordinance restricting the amount of vehicles allowed at each residence to 5. He also complained about an un-painted home in the neighborhood that also has too many cars parked around it.

Call Meeting to Close

Amy Campbell, Board President

Next meeting: Thursday May 14, 2020.