

Sweetbriar HOA May 12, 2022 Board Meeting Notes:

CAP Facilitator: Kimberlie. CAP Admin: Kristin. Attendance: KrisAnn, Tina, Reg, Rich, Kathy and Lonnie. Quorum has been met.

The March 2022 minutes were approved.

Community members were addressed. Recommend them to bring questions or topics after the meeting and agenda conclude.

Financials:

\$79,740.59 operating budget and \$ 83,976.43 in the reserve budget

There were over 100 delinquent letters sent to homeowners who have not paid HOA dues for the year. A total of \$18,000 still needs to be collected. Those delinquent are being penalized \$25/month starting last March. We will decide in future meeting if we want to send to collections. In the meantime, a 10 or 15 day demand letter can be sent but if folks are past due 90 days then we can go ahead and just start collections process.

Decision: Move forward to issue 90 day delinquent to collection after CAP sends the demand letters.

Violations:

Worst issues are the boarded up home and home of possible bomb explosion because there is no contact information on the property. We need contact information to send violations document. CAP reminds board to continue sending addresses and pictures of any new violations. **Action Item:** Lonnie volunteered to check up on and take pic of the 36th Street common area that may be in violation against a property. KrisAnn and Reg will work with Lonnie to meet and support her.

New violations @ 3738 Dora Crt (overgrown weeds in parking strip) and @ 3125 SE Peltin (dead trees in parking strip of the corner lot)

ARC: No new ones but there is a pending approval for JHarding request on Sweetbriar Lane for painting. Once we see the actual paint sample, which is from the standard approved colors already.

Decision: No "Fee Waiver" approvals will be voted on for the rest of the calendar year.

Tree Bid: Rich's Tree won the bid for the tree service/maintenance.

There is still remaining wood on the ground from the tree service job in tract B. CAP to send an email to HOA offering first come first serve if anyone wants to remove the wood.

Oregon House Bill (OHB) 2534 is mandate to revise our working documents (bylaws, declarations, resolutions, etc.) and update them to more inclusive language when referring to genders and groups. Must have non-discriminatory language in all HOA documents. The deadline for the work in Dec 31, 2022.

Decision: CAP to send Reg some docs so he can assess and present findings at our June meeting. Prior to June, we agree to respond if Reg has questions or needs assistance with the OHB2534 activity.

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Since Amy's departure, is there anyone who wants to take on the President role? Anyone from the neighborhood can be appointed. We should have an odd number for board voting. **Action Item:** Encourage friends and neighbors to participate in HOA board meetings.

Tina and Kathy may possibly be absent for the July meeting.

CAP Request: Please make a bigger effort to respond to emails since we are only meeting every other month. HOA work still needs to move forward in a timely manner.

There was no homeowner input at the end of the meeting.

Meeting adjourned @ 7:54 PM