

Old Sweetbriar Farm HOA Monthly Meeting Minutes May 18, 2023 following the Annual Meeting via Zoom

Call to Order - at 6:36pm

Roll Call - Josh Smith, Mia Admire, Andra Fletcher, Lonnie Henry, Kathy, Reg, Matt Berg

Business Items

- Electing officers for the year
President - Reg nominates Josh for President, Mia seconds, the motion passes unanimously
Vice President - Mia nominates Reg for Vice President, Josh seconds, the motion passes unanimously
Secretary - Mia nominates Andra for Secretary, Reg seconds, the motion passes unanimously
Treasurer - No one is nominated, the position remains empty for now

- Plan and timeline for Lighting/Electrical - Elite Electrical recommends a whole system assessment before moving forward with any repairs so as to get a good idea of what is actually needed and why. The board will ask local contractors for an assessment cost and timeline. Josh and Andra to follow up with info

- Plan and timeline for Tract F flooding - Nothing can be worked on until the soil dries out more. Josh and Andra to get bids

- Landscaping/Irrigation: Scope of work, what are we paying and what does that cover, what are our options - GT is not getting everything done currently. Whose responsibility is the area on Troutdale Rd? The HOA will probably need to mow if we would like it to be done. City is unlikely to do the work even if it is in their jurisdiction. What is important to get done? What are the costs?
This issue is tabled until next meeting

- Late fees/plan for late payers and fee waivers - Discussion on different options. Mia motions to waive the late fees for the first instance of late payment when the

homeowner requests it, late fees will not be waived for repeat instances. Reg seconds, the motion passes unanimously.

- Dead Tree issue - Sequoia was the lowest bid and can get it done quickly. Mia motions to approve Sequoia to remove the tree and haul away the wood, Matt seconds, the motion passes unanimously. Reg motions to approve an additional \$200 for Sequoia to haul away the wood from a fallen tree in Tract B, Matt seconds, the motion passes unanimously.
- ARC Request by Gian Paolo - See attached form with detail. Reg motions to approve the request as is, Matt seconds, the motion passes unanimously.
- Reg suggest forming a strategic partnership with the City of Troutdale. Maybe initiate with the City Manager? Reg to follow up on this.
- Committees formed - Violation Committee to be Lonny, Josh, Kathy, and Reg
 - Nomination Committee to be Reg and Mia, plus 1 or 2 community members to be recruited
 - Community Involvement Committee to be Mia and Matt, plus 1 or 2 community members to be recruited.

New Business

- Relationship with CAP - Discussion on their customer service, completion of tasks, cost of services etc. There have been frequent missed emails, poor customer service, poor level of professionalism, and they charge fees for everyday items. Mia motions to terminate the relationship between CAP and Old Sweetbriar Farm HOA, Lonny seconds the motion, the motions passes unanimously. Josh will give them notice next week.

Adjourn - Mia motions to adjourn the meeting at 8:02pm, Reg seconds the motion, the motion is unanimous. Meeting adjourned