

Old Sweetbriar Farm Homeowners Association

General Meeting – 10/14/2021 – 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: *Open*, President (1/2021 – 1/2024); Amy Campbell, Vice President (1/2021 – 1/2024); John Peterson, Secretary (1/2020 – 1/2023); Tina Taplin (1/2020 – 1/2023); Lonnie Henry (1/2019 -1/2022); Kathy Pattison (1/2020 – 1/2023); Kris Ann Washington (1/2019 – 1/2022); Two Open Position (1/2021 – 1/2024).

Absent:

Meeting Called to Order

Amy Campbell, Vice President

Jenna introduced her administrative assistant, Katie, who will be covering her job when she goes on maternity leave in November. 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 (Jenna Keltz)

Jenna presented the September financial report. Lonnie questioned the charges for our water bill, as it increased over \$1000. Jenna will research the issue and get back to us. There is still an outstanding balance of \$5963 for the year of unpaid HOA dues. Most accounts have been submitted to the collection process.

Collections: One homeowner, after being served with a General Default Judgement for \$3354.79, has requested a payment plan of \$100 per month. With much discussion, the Board recommended that our attorney counter with a request for a \$500 per month payment plan. The homeowner countered with an offer to pay \$200 per month and our attorney recommended that we accept this offer. Our attorney will forgive the lions share of attorney cost to help the homeowner become currant in 6 ½ months. The homeowner also agrees to stay currant with present and future HOA dues.

Community Violations: The Board discussed the on-going violation of work trailer parked in the driveway. Jenna will follow up to see if the fine process in place.

The condition and appearance of the free-standing neighborhood mail box structures was discussed and our CC&Rs do not cover the exact appearance and standards.

Lonnie also mentioned dead trees in the neighborhood and will send info via e-mail to Jenna. She also mentioned improvements done without ACC approval. Jenna will research. The condition of sidewalk “toe-stubs” was discussed and it was noted that it is the responsibility of the City of Troutdale to remedy the problem.

It was recommended that CAP generate an e-mail to all homeowner to remind them of their responsibilities to maintain the sidewalks at their property, and inform them of the Board’s responsibilities.

The Board responded to e-mails from homeowners requesting action regarding barking dogs and crime, in general, in the neighborhood. It was noted that the HOA Board is not tasked with law enforcement issues, and that complaints should be submitted to the proper authorities.

ACC Requests: The Board discussed 3 ACC requests, and all requests were approved:

3380 SE Evans – Fence replacement.

3812 SE Dora Ct. – Dead tree removal.

3375 SE Pelton Ave. – House painting.

Association Business

2020 Draft Review – CAP will resend to the Board for review and approval.

Reserve Study – Tabled for later discussion.

Community Fun Committee Update: Kris Ann and Tina noted that they received a \$100 donation from Fred Meyer for their participation in the City of Troutdale Community Fair in July. The funds will be used for a future Fun Committee event.

The Board was surveyed for any candidates to assume the vacant Board President position. There were no volunteers at this time. The Board will function without a President for now.

A couple of tree and hedge removal bids were discussed and the Board recommended that CAP get three bids to compare prices.

The yearly Excess Income Revenue Ruling 70-604 was discussed and place on the agenda for the yearly membership meeting.

Open Forum

A homeowner asked the Board if he needed an ACC request for window replacement on his home. He was thanked for asking and told he didn't need one.

Another homeowner questioned who the Board members were and what their responsibilities were. She was informed that all that information is provided on our website.

Call Meeting to Close

Amy Campbell, Vice President

Next meeting: Thursday November 11, 2021.