

Old Sweetbriar Farm HOA

General HOA Meeting – Aug 18, 2022 7:00 PM

Attendees: Reg, Tina, Lonnie, Kathy, KrisAnn, CAP Partner - Kristin

Meeting Called to Order at 7:00 PM

Verify that there is a quorum and introduce board members

Survey board members for additional agenda items

Address the community who are attending tonight's meeting

Review/Approve prior meeting minutes (6.29.22)

ARC Approvals

Become diligent about consistency among neighbors that all parts of the application must be filled to completion. A recent submittal had no neighbor signatures or any trim color indicated on the form.

Neighborhood Clean Up

Save A Tree will be our new vendor to clean up green ways/ open spaces in HOA.

Libby, the Senior Account Manager from GT Landscapes was introduced. They have a portfolio of over 100 properties that they help maintain. The new contract will start in 2 weeks when Sierra is finished. GT Landscapes will do weekly maintenance but there will be monthly on-site visits for quality control. Libby will not leave leaf piles; all debris will be removed. First stage will be a mass clean-up of all the tracts that need attention. Irrigation systems will be evaluated for effectiveness (especially tract f). A report back to the Board once inspections occur. A 'smart' irrigation system can be installed and could save 30-50% of our water. Each timer could cost approx 1K- 1.5K. CAP manages the vendor contracts but each of us can have eyes on situations as they come up.

The pile or leaves that Sierra left behind will be taken care of by Libby and GT Landscapes.

Lonnie to verify if the creek maintenance is the city of Troutdale's jurisdiction. She will follow up.

Action Item: CAP will email association to encourage reporting violations, nuisances, safety concerns, etc.

Action Item: Kristin will send violation letter to 3125 SW Pelton for 2 dead trees and overgrowth in parking strip.

Violations

No new violations in June or July. Board feels that the violations are not being followed up on. We would like to include violation reviews in our agenda each time board meets. The process should be that after 30 days there should be a notice of a hearing for the homeowner then a fine is imposed if the concern is not addressed. Community Violations should be included in our board

packet for review.

Dues

19 homeowners have been sent to attorneys. Total that is owed still is \$11,448. Four more homes are now past due.

Financials

Reviewed documents provided by CAP

Meeting adjourned at 8:30 PM

Next Meeting: Thursday, Oct 13 at 6:00PM