

Old Sweetbriar Farm HOA

General HOA Meeting - June 29, 2022 6:00-8:00 PM

Attendees: Reg, Tina, Lonnie, Kathy, KrisAnn, and Kristin

**Meeting Called to Order:**

The May 12, 2022 meeting minutes were approved. A quorum is met for a regular board meeting.

**Review Community Violations:** CAP says the list is too extensive to list/discuss. At least 35 are on the books right now. Various issues with yards, siding, abandoned houses, vehicles, and trash. The board is requesting a list of all the violations to review and discuss during the board meetings. Request CAP to provide a summary of which letters (1-3) have been sent to owners and if lawyers are involved in the process. Board would like this to be ongoing agenda item. Kristin will send the list to us by Friday, June 30<sup>th</sup>.

**ARC Applications:** All the applications were approved through email. The tree ARC on Stott Circle was approved during the meeting. It is required to provide contractor information (license) if one is referred to on the ARC application. There is a request for 10x12 cement pour for a shed.

**Tract E:** Sierra is not doing a very good job for the HOA. They are leaving a complete mess behind after they do jobs. There had been billing hiccups and non-payments due to accounting issues and them not submitting bills in a timely manner. They had not performed any landscaping work for 3 weeks. CAP will solicit bids from 3-4 other vendors but for now we'll monitor Sierra for 2 cycles (1 month) to see if their service improves. They should mow every other week. Neighbors have been complaining to CAP for weeks that the green spaces are not being maintained properly. Ed will call Sierra directly if we need to dissolve the relationship officially.

Two homeowners are having green space over growth invade their property which is impacting their quality of life and is posing a safety concern. Lonnie and KrisAnn visited the location and verified what the complaint is. We both agree that it needs attention immediately. Kristin got a bid from Rich's Tree to remove diseased tree and thin out but it will be an additional 14K. Sierra needs to step up and perform the job we are paying them to do. The property who has over growth infringing on the neighbor already has 2 violations. The next phase is to instill a monetary fine for the violations. Lonnie approached the home but there was no response so we couldn't discuss with the owner. Neighbor being encroached upon can take the neighbor for arbitration at Troutdale courthouse for free.

**Tract F:** Orient Electric to fix or replace 5 broken light poles. Cost is \$4,250.00. Someone is vandalizing so we need a new system to protect the bulbs such as plexi glass or metal cage?? Kristin will reach out for more suggestions to be more fiducial responsibility.

**Dues:** So far 12 homeowners got demand letters for those who did not pay the annual dues. We haven't gotten any response from them. We all agree that the next step is to go to collections. Kristin is checking the number of people who are still in the process of paying dues. These neighbors are over 6 months late since dues were collected in January. Board suggested Kristin send out a reminder informing neighbors what the dues covers and how it impacts our HOA if they don't pay dues. Kristin should also communicate what we have been doing with the funds. We may be running low on funds to maintain pathways, pay utilities like water, insurance, legal expenses, storage and management fees, asphalt repair, etc. Board needs an accounting of the operating budget. The annual dues topic will be on the

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agenda next month. Homeowners have to approve an increase in dues. Kristin will review our charter to understand how to do it.

**Open Forum:** Neighbors in track D and E feel that Sierra should be fired since they are not taking care of our open space. Ongoing issue(s) for the last 3-5 years. There is a fire hazard with the tall grass. Neighbors are doing Sierra's job. "We can't even enjoy our backyard". Too many rats, possum, racoons and skunks inhabiting the over grown greenways. The dead trees are an extreme danger to homes. If there are 258 homes that pay the annual dues of \$250 (average), then we should be working with at minimum \$89,500 in capitol to maintain the HOA.

**Membership:** Joshua Smith would like to become a board member. We will officially vote at the Aug 11 meeting. We are meeting at 7:00 PM and not 6:00.

**Meeting adjourned at 7:35 PM**