

Meeting Minutes Nov 14, 2023

Attendance:

Steve Klein, Lona Azar, Erin, Doug Lux, Kristy, Akemi

Meeting was called to order 7:02pm

Motion to Approve the Meeting Minutes from October 2023

- Erin makes motion to pass, Lona Azar 2nds.
- Unanimously passes.

Presidents Report: **Bill McKee**

- **Welcome & Guest**
- **Discuss Neighborhood Walk Day**
- Great turn out. Doug, Kristi, Margie, and Ed was there.
- **Newsletter Update**
- Great newsletter. Everyone liked Akemi's work on this. Can't wait for the next one.
- **Update on Craig Irwin (12010 SE 108th Ave.) WES Letter/email**
- Update with new information.
- Lona, Dennis, Akemi, and others express concerns about paying when he has already released WES and got compensated in full AND he doesn't want to sign a release with us.
- We have been Forthright and practicing in Good faith. But asking for more money feels like this adjacent home owner (who is not part of the VVVHOA) is double dipping, wanting more money. When he has already been compensated by Clackamas county Water Environmental Services (WES), and we found that he has been paid in full.

- We will put wording in a letter that states something similar to, “Since our offer and our \$200 was not accepted, We retract our previous offer “rescind”. In light of this new information we are rescinding any offer in regard to this.
 - Board will craft a first draft email that everyone will approve before Bill will send to the owner.
 - Steve was voted to write the first draft and email to the entire board for review and any updates before sending out.
 - ***New Sale / Escrow Request***
 - Lona has taken care of this.
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- ***Update On CC&R / By-Laws Review and Recommendations***
 - Lona, Dennis, and others will be meeting again this weekend. Work is continuing.

Officer Reports

Vice Presidents Report: ***Kristi Meyer***

- Nothing to Report

Treasurer Report: ***Lona Azar***

- Lona and Richard replaced the shed lock with a code lock. It runs in batteries.

Financials: as of 11-13-2023

Note: these figures may not be accurate, and Lona mentions that for exact totals, see Lona and she can provide them where needed. And also she has sent these to Hannah.

- \$19,207.84 Total in Checking.
- \$10,000 – Statutory Reserve
- \$5,024.68 - Long term Expense Account
- \$3,464.88 – Expenses paid in last month (lawn mowing was the main expense)
- \$100 – from Partial payment
- YTD – \$23,039.18 – Expenses

- YTD - \$27,513.58 – Income taken in.
- 58 People pay in full, and 2 partial payments

- Annual Budget: Will be coming.

May need to get new Lawn mowing expenses – what they will be next year in 2024.
Erin will give that to Lona soon.

Question from Bill: Do we have a long-term expenses. Answer, yes.

Question from Bill: Playground came as a question as far as what it would cost. An estimate was given of approximately \$25,000.

This year we are supposed to add another \$5,000 to that long term expenses.

Architectural Review Committee (ARC) Report:

NOTE: New name of Architecture Control Committee is now Architecture Review Committee (ARC)

Dennis Brokaw / Doug Lux

- Dennis said that 108th house that just sold, last month they were getting ready for sale, they painted without approval. Kristy, Dennis's wife knows them so reached out to them. But then they got upset at the request. Dennis did suggest they should get the form in just in case it isn't approved and would require them to repaint the house. Especially important since they were selling their home. The main problem this owner had was the wording "Change Request Form". The paint to them wasn't a change, but rather the same color. Dennis suggests perhaps having a different name.

Solar Panel Request – Dennis said he saw it, Doug had referred it to him. Dennis said we can't flat out deny solar panels, but we can approve the look and feel of the solar panels.

We do have a form, for the request of Solar panel. It should be approved unless they are out in the front lawn.

Member-At-Large Report: ***Debbie Hollen / Steve Klein***

- WES Update
- Steve said he saw some people with color vests looking at the Apple Tree, possibly to get ready to take it down, hopefully.
- Kristi said there was a sketch of what trees will eventually come down before the pipe will be installed.

Greenspace Report: **Erin Geist**

- Erin is excited about getting a new person onto the Greenways committee. This person will be starting with the board soon.
- Sink Holes in Greenspace 3 – behind giant rocks near playground. Fill dirt isn't working out, and Erin feels it wouldn't work out through the winter anyway. The ground is starting to collapse in certain places. Erin thinks it could be getting worse through the winter.
May need long term plans for that space.
More land is eroding past the new rocks that have been installed by Wes, and now there is more deterioration between the willow and the next set of rocks near the larger drain next to Azar.
- A temporary fix may be to put fill dirt in there. Dennis mentioned that he and also Erin
- New Bark in the Playground may be needed within the next year (Spring 2024).
\$900 approx for blowing in playground grade cedar bark chips. They may have gone up. Erin will look into it.
- Bill suggests we may want to put a WORK PARTY on for next year to temporarily fix this sink hole.
- Erin will give landscape budget to Lona.
- Erin also brings up that next year will be the last of 3 year contract we have with Juan and The Grass Doctor. Suggest we look out for new bids starting next year.

Old Business:

- No old business – except for what has already been discussed.

- Officers and Director's insurance. Bill asked questions about the Insurance Lona was looking into.
Lona said she is still following up on some topics with this regard and can report during next meeting.

NEW BUSINESS

- Lona: On Azar Drive, there is a drainage that needs to be cleaned out and is not. There is a car in the way a majority of the time.
- Dennis: Brings up amount of cars that our neighborhood owns that is in the street, across the street, and these are extra cars that are in the way. The worst offenders are near Lona – they feel they may be flipping cars. One day there were 12 cars. And in most cases they don't ever move.
LOCATION: Between Lona and the park.
Lona also noticed some of them have auction numbers on them. Not all. One got towed on Saturday according to Erin.
Also a stolen car had been ditched there.
The concern is the cars are getting closer to the greenways.
Concern: The extra cars parked along our street is taking away from our street. Nothing in our CC&Rs are covering this, and it's not clear what can be done by a county level.
Lona said something has to be done at the county level.
Erin said she can't have company over if there is that many cars over, and it's hard to clean up the drain.

Motion Erin to adjourn.

- Dennis Second's the motion.
- Unanimous approved to Adjourn meeting.
- Meeting ends 8:02pm