



20555 SW Rosa Rd. • Aloha • OR • 97078-3712

May 12, 2022 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Jim Buckley, Kim Bishop, Naomi Hoffman, Tia Branstetter, Tinsia Hardman, Cody Meyer, Mackenzie Mast, Joel Wagstaff

Board Member Absent: none

Board Quorum: Yes

Approval of Board Meeting Minutes April 14, 2022: Approved (1st Naomi/2nd Kim w/correction)

Approval of Annual Meeting minutes April 21, 2022: Approved (1st Tinsia/2nd Kim w/name correction)

Homeowner Attendance: 7

Homeowner Concerns/Comments:

- Parking of storage unit in driveway (fill out park permit on website)
- Would like a reminder sent for dues

PIPS:

- Lot 10 request to paint house. Approved
- Lots 229/230 request tree removal. Approved

New Board Members and Positions

- President: Jim Buckley
- Vice President: Cody Meyer
- Treasurer: Naomi Hoffman
- Rec Center/RV Lot: Mackenzie Mast
- Maintenance: Joel Wagstaff
- Property Standards: Kim Bishop
- Secretary: Tia Branstetter

Unfinished Business:

- Habitat Conservation Program Green spaces No update, Britta will join us the June 9th
- Bookkeeper Position may need to be updated with a REV and brought to the board. Some months are busier than others and an hourly wage may be better way to go.
- Electric bill has been high but it also decreased a bit. Suggestions for PGE to diagnose thermostat or line failures.
- HOA documents storage still trying to come up with a solution



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Finished Business:

- Past due taxes are being processed
- Webmaster Position has been filled by Elisa Buckley. Thank you!

New Business:

- No Mans Land, retaining wall impacted by increased water flow, present to Britta at June 9th meeting
- Pool opening June 18th
 - Lifeguards-2 returning and 2 getting certified.
 - Pool Permit-Check on Permit for 2022 season
 - Swim lessons-If we find an instructor, parents need to stay
 - Cleaning and opening deck we need volunteers
- List of HOA members
 - Guest Swim \$1.00

President: Jim Buckley

- None

Vice President: Cody Meyer

- Pool Opening Schedule, maybe keep the same as last year

Treasurer: Naomi Hoffman

- May Treasurer's Report
- Balance Sheet as of May 12, 2022:
- Checking: \$32,234.61
- Money Market: \$24,559.57
- Reserve: \$18,958.78
- Total: 75,752.96
- Expenses for May 2022 were: \$ \$2,725.71
- In detail:
- \$1,705.00 Common Area Maint - Contractors
- \$463.08 Utilities
- \$346.25 Insurance Expense
- \$211.38 Everything else
- Total outstanding dues/finance charges/rv lot/rental: \$21,685.02
- \$2370.61 outstanding dues were paid in the last 30 days
- Checking account has been reconciled up to March 2022



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Rec. Center/RV Lot: Mackenzie Mast(Tinsia Hardman)

- Pool parties need lifeguards
- Rental on Friday/Saturday(Saturday is more) Set up at 6:30pm no earlier 6:30pm-9pm
- Picking up on rentals
- Going to pick up TP dispensers that work(Georgia Pacific)
- Working with Mackenzie and Mira on RV Lot clean up

Property Standards: Kim Bishop

- None

Maintenance: Joel Wagstaff

- None

Meeting adjourned at 9:07pm

Motioned: 1st Kim/2nd Naomi

Submitted by:Tia Branstetter Secretary

Next board meeting is scheduled for June 9th at 7pm.