



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

January 12, 2023 Board Meeting Minutes

Meeting called to order at 7:04 pm

Board Members Present: Jim Buckley, Cody Meyer, Naomi Hoffman and Tia Branstetter

Board Members Absent: Mackenzie Mast

Board Quorum: Yes

Approval of December Minutes: Yes, 1st Naomi Hoffman / 2nd Tia Branstetter

Homeowner Attendance: 2 and 1 by phone

Homeowner Concerns/Comments:

- None

PIPS:

- None

Unfinished Business:

- Past due taxes checkpoint – 2020/2021 taxes are filed.
- HB 2534 – governing documents can not contain discriminatory language, checkpoint: By-laws have been reviewed by Lawyers and were up to par as written. Certificate was filed.
- Review draft budget for approval at February Meeting. Working on to send out to Homeowners.
- Bookkeeper is working on W2's to send out by January 15th

New Business:

- Annual Meeting is coming up on the third Thursday in April. (April 20, 2023)
- Two Board Member Positions are Open.

President: Jim Buckley

None

Vice President: Cody Meyer

Chemicals and acid are up, water test was good, changed filters and flow picked up.

Treasurer: Naomi Hoffman

January Treasurer's Report:
Balance Sheet as of January 12, 2023:

Checking:	\$60,473.34
Money Market:	\$18,960.03
Reserve:	\$24,561.17
Total:	\$103,994.54

Income: \$6920.23
Expenses for December 2022 were: \$3,216.56
Some expenses in detail:

Quickbooks software:	\$105
Amazon:	\$145.99 (Dec 5)
PGE:	\$137.13
Payroll:	\$331.88
TVW:	\$121.68
Insurance:	\$351
Landscaping:	\$1705
IRS:	\$66.10
Waste Management:	\$87.90

Total outstanding dues/finance charges/rv lot/rental for this FY: \$38,356.49
(more than last month
because of finance charges)
\$6920.23 dues/fees/rv lot were paid in the last 30 days!
107 homes have not paid dues for 2022 which is 35%

Rec. Center/RV Lot: Mackenzie Mast

None

Property Standards:

None

Maintenance: Joel Wagstaff

Vintage Wooden playground structure needs handles replaced, check tree removal of dead willow

tree by sports court. Will take care of outside loose outlet. Roof on rec center needs replaced in the next 3 years.

Homeowner Comments:

Basketball court fence is weak and in need of updating.

Meeting Adjourned at 8:20pm: 1st Joel Wagstaff / 2nd Cody Meyer

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled 7pm on February 9, 2023 at the Rec Center