



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

April 13, 2023 Board Meeting Minutes

Meeting called to order at 7:01pm

Board Members Present: Jim Buckley, Joel Wagstaff, Mackenzie Mast, and Cody Meyer (at 7:04pm)

Board Members Absent: Naomi Hoffman and Tia Branstetter

Board Quorum: Yes

Approval of March Minutes: Yes 1st Cody Meyer / 2nd Mackenzie Mast

Homeowner Attendance: ? I forgot to count? Sorry ☹️

Homeowner Concerns/Comments:

- Sheriff of Washington County attended the meeting at the Board's request to answer questions regarding the homeless man with the car parked in the rec center parking lot.
 - Contact Info: Deputy Zach Majors, (503) 846-3998 x1035, zach_majors@co.washington.or.us, non-emergency dispatch line (503) 629-0111
 - Overall Consensus: sheriffs, police officers, HOPE representatives, CCHOA Board members, and fellow CCHOA homeowners all want the same things: we all want unhoused individuals removed from the streets and our rec center parking lots and placed somewhere safe where they have resources, rehab, treatment, the ability to stabilize, etc. We all want to address neighborhood concerns and safety, in ways that are humane and comply with current laws, which are *complicated*. Look up HB3115, the 9th circuit case Martin v. Boise, our current county commissioner drafting bills right now, Washington County initiatives to create tiny homes, etc. Currently, legally speaking, according to Deputy Zach, our law enforcement are operating in a "grey zone" until the new county ordinance is passed.
 - What was done about this last month's issue: fellow CCHOA homeowners made innumerable phone calls to the Washington County Non-Emergency Dispatch at (503) 629-0111 (shoutout to our community for stepping up to the plate and everyone working together), while board members worked tirelessly behind the scenes to figure out how to remove the unhoused individual. Specifically, what was causing the hold up was the unhoused individual's moving the car to different parking spaces, combined with laws not allowing the car to be removed with someone still inside of it, added to a sprinkling of confusion over whether or not our rec center parking lot was legally private or public property. Basically, getting homeless people removed is a tough, long, complicated problem.
 - What we've learned:

- If we run into this issue again, the best thing to do is for everyone to **call the Washington County Non-Emergency Dispatch at (503) 629-0111. KEEP REPORTING.** This is basically the only thing anyone can do, and the more calls made, the better. Multiple calls makes the unhoused individual a “known issue.”
- **DO NOT FEED UNHOUSED INDIVIDUALS** and **DO NOT INVITE THEM TO STAY.** Feeding the homeless can discourage them from seeking help from proper sources, and could lead to more homeless showing up on our doorsteps (it’s how other encampments have started in the past). Do not invite them to stay or use resources (such as the rec center), as that creates legal problems when trying to remove them. These legal problems when trying to remove them would not only affect the unhoused individual, and the police and other organizations trying to remove them, but could also negatively affect the individual homeowner who issued the invite.
- It is complicated to remove people existing as unhoused individuals in our neighborhood. It is much easier to remove unhoused individuals if they are committing a crime, such as littering, trespassing, damaging property, theft, expired tags on their vehicle, indications that their vehicle is abandoned or non-mobile (such as flat tires), etc. If you see an actual crime, call the police and report it. Every bit helps.
- If our community would like a representative of the Washington County Sheriff’s Office to come out to future HOA meetings and answer questions or give us neighborhood crime statistics, they are happy to attend monthly meetings whenever requested.
- For issues such as the blind area when driving over by Rosa and Rosa, any individual homeowner can call Land Use Transportation and report the issue. The board can’t do much about street parking or signage, but individual homeowners can! Call and report issues, when you feel like where cars are allowed to park is causing a hazard in our neighborhood.
- Other bits and bobs:
 - If you get graffiti anywhere on or near your property, Deputy Zach recommends power-washing it off immediately before the paint has time to set in.
 - Deputy Zach recommends individual homeowners put up cameras on their properties (they make battery powered ones now that are apparently pretty good) and other safety devices, such as security films on front door glass, and toggle locks. Safety first!

PIPS:

- Lot 71 – Cedar stain of decking approved, contingent upon the deck being in the backyard. Submitted PIP did not contain enough information for the board to determine whether the proposed change was in the front yard or the back.

Unfinished Business:

- HB 2534 – governing documents can not contain discriminatory language, checkpoint: by-laws are still waiting for Notarization by State.

New Business:

- The Board and the CCHOA homeowners who attended the meeting came to the conclusion after discussion amongst themselves and with Deputy Zach, that putting up a sign at our rec center stating something like “No Overnight Camping” or “Private Parking for HOA Residents Only” would not solve any homeless issues in the future. The board has decided not to order any additional signage at this time.
- **Annual Meeting – Third Thursday – 7pm on April 20, 2023 at the Rec Center.**
- Upcoming Annual Meeting – **need 39 proxy votes**. Currently the board has not received enough proxies to conduct votes, with one week until meeting. If homeowners are not planning to attend the annual meeting, we need them to submit proxy ballots!
- Upcoming Annual Meeting – **NEED VOLUNTEERS**. There are currently 3 seats on the board up for election, running uncontested. CCHOA needs our fellow homeowners to step up and volunteer to be new board members. Please attend the annual meeting next week to vote for new members, or become one yourself!

President: Jim Buckley

- HOA Pool Class on Wednesday, May 10, 2023 – Washington County Environmental Health is sponsoring a Pool/Spa Operation & Maintenance class aimed at anyone responsible for the water quality, record keeping, chemical storage and general upkeep of a public swimming pool or spa in Washington County. This includes pools and spas affiliated with apartments, condos, schools, recreational facilities, and travelers’ accommodations. Cost to attend is \$30. CCHOA would like to send a representative. Currently, no board members are available due to scheduling conflicts. The board hopes to send someone, and will be communicating internally to see if it is feasible.

Vice President: Cody Meyer

- None

Maintenance: Joel Wagstaff

- Removal of Willow Tree - Currently have two out of three requested quotes for removal of the rotting willow tree on Rec Center property. The tree is dying and drops leaves that stain pool and cause a nuisance for the lifeguards. It needs to be removed. Current quotes are both at \$1,500. Waiting on the third quote to decide which company to utilize. Board approved up to \$1,500 for the removal, 1st Cody Meyer / 2nd Mackenzie Mast.
- No Man’s Land – discussion and decision on quotes for mowing no man’s land is scheduled for the May meeting, to ensure it can be scheduled for right before July 4th. Preliminary quotes in the range of \$3,000. Waiting on additional quotes before a decision is made.
- Homeowner attending meeting has an issue with an old HOA mailbox, that will be solved tomorrow by Joel and a sawzall. (Kudos to Joel for getting it done).

Treasurer: Naomi Hoffman

- None

Rec. Center/RV Lot: Mackenzie Mast

- Earth Day Volunteer Project - Saturday April 22nd – two events:
 - a Naturescaping Workshop - hosted at the Rec Center from 10am to noon, which will teach residents how to support wildlife while saving time and money by gardening with native plants. Lunch will be provided by the Tualatin Soil and Water Conservation District, who is hosting the event in collaboration with Clean Water Services, Native Plantscapes NW, and Backyard Habitat Certification Program (which is affiliated with Portland Audubon and Columbia Land Trust). This workshop is geared towards residents of the CCHOA and the Deline Homeowners Association. This workshop is an extension of the ongoing greenspace enhancement project, and should be a fun way to learn some new things and celebrate Earth Day with our neighbors!
 - a Greenspace Work Party – hosted at Snail Park near SW 203rd Ave from 1pm to 3pm. Join your fellow neighbors on Earth Day to plant native plants and learn about creating an eco-lawn! Twenty-five volunteers joined us at last Fall’s community planting event. So far, we have 12 community members signed up for next weekend! Join us, as we work as part of a larger restoration effort that includes ourselves, our neighboring HOA (Deline), and Butternut Creek! We’ve planted more than 9,000 native plants so far, in the CCHOA and Deline greenspace!
- Lockbox for Rec Center – Discussion and decision on purchasing a lockbox or keypad for the rec center, to better facilitate rentals, etc., scheduled for the annual meeting next week. Options will be brought and discussed.

Property Standards:

- None

Homeowner Comments:

- None

Meeting Adjourned at 8:45 pm: 1st Mackenzie Mast / 2nd Cody Meyer

Submitted by: Mackenzie Mast, Rec Center & RV Lot Coordinator

Next board meeting is scheduled 7pm on May 11, 2023 at the Rec Center

Annual Meeting is 7pm on April 20, 2023 at the Rec Center