



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

## July 13, 2023 Board Meeting Minutes

Meeting called to order at 7:01 pm

Board Members Present: Cody Meyer, Naomi Hoffman, Missy Villa, Debi Cornell,  
Mackenzie Mast and Tia Branstetter

Board Members Absent: Molly Holmes,

Board Quorum: Yes

Approval of 2023 June Meeting Minutes: Yes, 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Missy Villa

Homeowner Attendance: 5

### Homeowner Concerns/Comments:

- None

### PIPS:

- Lot 99 Paint, Roof and gutters updated: Approved 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Debi Cornell
- Lot 145 Paint updated (Blue): Approved 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Debi Cornell

### Unfinished Business:

- HB 2534 governing documents cannot contain discriminatory language, checkpoint: Waiting to hear back from Lawyers office -Still waiting
- Removal of Willow Tree: Need to contact Missy about removal on Friday, July 21<sup>st</sup> - Mackenzie will be present.
- CCHOA bank account:
  - Signers on account, removed Jim Buckley and Jason. Then added Cody Meyer and Molly Holmes.
  - Check Machine: Bank is suppose to reach out to Cody
  - Still working on getting Missy on the account

### New Business:

- Review Monthly financials: Audit to date for books - \$600 approved 1<sup>st</sup> Missy Villa / Debi Cornell
- Ideas to get Homeowners involved next meeting: Poolside meeting? Send out survey?
- National Night out is on Tuesday, August 1<sup>st</sup> planning checkpoint: \$600 Approved for food and fun. 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Debi Cornell
- Raising dues
  - Projects needed in next 5/10 years
  - Projects wanted in next 5 years  
front walkway ADA >Accessibility

**President: Cody Meyer**

Looking ahead at funding for future needs for CCHOA

**Vice President: Naomi Hoffman**

Apps are working good for the pool clock in, Chlorine is good and lifeguards are all good

**Maintenance Report: Molly Holmes**

No-mans land is cleaned out. They cut a wire on a chain link fence but are going to fix it.

**Treasurer: Missy Villa**

None

**Rec. Center/RV Lot: Debbie Cornell**

Rec center if rented please if you pack it in please pack it out. RV lot Boat that needs paperwork.

**Property Standards: Mackenzie Mast**

A property standards meeting would be great to discuss issues in HOA

**Homeowner Comments:**

Expansion of 209<sup>th</sup> concerns

Meeting Adjourned at 8:55 pm: 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Tia Branstetter

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled 7pm on August 10, 2023 at the Rec Center