



April 11, 2024 Board Meeting Minutes

Meeting called to order at 7:04 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Missy Villa, Patrick Mowery, Molly Holmes, and Tia Branstetter

Board Members Absent: Debi Cornell

Board Quorum: Yes

Approval of 2024 March Minutes: Approved with corrections 1st Mackenzie Mast / 2nd Molly Holmes

Homeowner Attendance: 13

Homeowner Concerns/Comments:

- none

PIPS:

- Lot 246 putting a Roof on shed that will match house. Approved
- Lot 60 is painting house. Approved

Unfinished Business:

- Annual Meeting April 18th at 7pm. Cody will pick up snacks. We have 22 proxies and need 31. Some of the letter were returned so we will hand deliver those to homeowners.
- Basketball fence posts need to be replaced. This is on hold currently checking into more information on material and cost.
- Tennis court second exit and rotten top rail to replace and add a second exit to the court for safety the First bid was at \$20,102.00
- Monthly financial is reconciled through March 2024 and Quickbooks database cleaned up.
- Pump Room: the water main leak is fixed but the sheetrock and insulation needs to be replaced, working on getting bids by fall, before the winter.
- Pool Rules, schedule and open date: Pool rules will stay the same. The schedule will be adjusted slightly. They will be posted on the website. Open date is June 15, 2024.
- Getting the Pool ready for opening on or around May 26th
- New Bookkeeper: There is one interested with an interview pending.
- Reserve Study: Tabled, basically it is for working on getting a base assessment of our assets in the HOA for cost effectiveness.

New Business:

- Open discussion:
- Pool swim schedule was discussed in depth. Mostly about family swim and open swim and what that might entail.
- Invoices will go out in May.
- Secure front door lock also re-keyed to our locks: \$300 approved 1st Molly Holmes / 2nd Mackenzie Mast

President: Cody Meyer

I checked pool chemicals and had enough for now, but we are almost out of chlorine and the acid is out.

Vice President: Mackenzie Mast

I contacted the applicant for the bookkeeper position to set up time for interview.

Maintenance: Molly Holmes

Right now I have been looking into other landscaping companies for our HOA to see if the cost is more competitive. I also mailed our landscapers about the weeds on the island area.

Treasurer: Missy Villa

I have one drive up and running and the 501c3 status is reinstated.

April 2024 Treasurer's Report:

Balance Sheet as of April 11, 2024:

Checking: \$96,079.03

Savings: \$18,968.97

Reserve: \$24,572.77

Total: \$139,620.77

Expenses for March 15 – April 11 were \$3375

Subscriptions:

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

Utilities:

TVWD - \$126

NW Natural - \$98

Ziply Fiber - \$60

PGE - \$0*

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1705

Ron's Heating & Cooling - \$360

Payroll:

Bookkeeper - \$750.66

Operational:

State of Oregon - \$97

State Farm - \$336

IRS - \$312

Saif (Oregon Workers Benefit Fund) - \$481

Total outstanding dues/finance charges/RV lot/rental for this FY:

\$27,271

\$2338.64 dues/fees/RV lot were paid in the last 30 days

Rec. Center/RV Lot: Debbie Cornell

Rec center: None RV lot: None

Property Standards: Patrick Mowery

I toured our neighborhood and noticed that there were some Lots that needed to fix or repair fences

and other things that need attention. I am going to send letters to notify the homeowners.

Homeowner Comments:

A homeowner asked when lifeguards need to apply for the pool lifeguard positions and that will soon in May. If you were a lifeguard last year and plan on returning let us know. Email us on the website or let one of our board members know. Thank you!

Meeting Adjourned at 8:43 pm: 1st Patrick Mowery / 2nd Mackenzie Mast

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled at 7pm May 9, 2024 in the Rec Center