



## May 9, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Cody Meyer, Brett Rezewski, Missy Villa, Molly Holmes, Amy Hofrock, Melissa Currier, and Tia Branstetter

Board Quorum: Yes

Approval of 2024 April Minutes: Approved 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Missy Villa

Homeowner Attendance: 2

### Homeowner Concerns/Comments:

- none

### PIPS:

- None

### Unfinished Business:

- Board Positions filled  
President – Cody Meyer  
Maintenance – Melissa Currier  
Recreation Center/RV Lot – Molly Holmes  
Secretary – Tia Branstetter  
Vice President – Brett Rezewski  
Treasurer – Missy Villa  
Property Standards – Amy Hofrock
- Basketball fence posts need to be replaced. Postponed until fall so we can get more bids and decide on pricing with a licensed and bonded company.
- Tennis court second exit and rotten top rail. Top rail is taken care of at the moment. Budget is tight and second exit will be added when we move on all fences.
- Monthly financial is reconciled Monthly. Statements need to be sent out on June 1<sup>st</sup>. Also if paying dues with Zelle please keep in mind it may take time for it to process.
- Pump Room: the water main leak is fixed but the sheet rock and insulation needs to be refreshed in the fall after pool closes. Working on bids before the winter starts.
- Pool Rules, schedule and open date: Pool rules and times will be posted on the website. Open date is Saturday, June 15, 2024.
- Reserve Study: Work on a quote for next months meeting

### New Business:

- Open discussion:
- News letter for Homeowners, upcoming events and other information.
- Pool needs new covers

### President: Cody Meyer

I checked pool chemicals and need to pick up more chlorine and the acid is low.

### Vice President: Brett Rezewski

None

**Maintenance: Melissa Currier**

None

**Treasurer: Missy Villa**

The 501c3 needs a form filed to qualify for Tax exempt status.

**May 2024 Treasurer's Report:**

Balance Sheet as of May 9, 2024:

Checking: \$95,566.49

Savings: \$18,969.74

Reserve: \$24,573.77

Total: \$139,110.00

**Expenses for March 15 – April 11 were \$6509**

**Subscriptions:**

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

**Utilities:**

TVWD - \$332

NW Natural - \$33

Ziply Fiber - \$54

PGE - \$299

**Maintenance:**

Barrier pest control - \$35

A&J Landscaping - \$1705

Ron's Heating & Cooling - \$360

Waste Management - \$92

**Payroll:**

Bookkeeper - \$751 (Kathy)

**Operational:**

State of Oregon - \$97

State Farm - \$336

IRS - \$312

Saif (Oregon Workers Benefit Fund) - \$481

**Misc Expenses:**

Annual Meeting Mailer - \$449.80

**Total outstanding dues/finance charges/RV lot/rental for this FY: \$27,354**

**Dues/fees/RV lot were paid in the last 30 days \$4400**

**Rec. Center/RV Lot: Molly Holmes**

Rec center: None RV lot: None

**Property Standards: Amy Hofrock**

None

**Homeowner Comments:**

None

Meeting Adjourned at 9:04 pm 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Brett Rezewski

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for June 13, 2024 at 7 pm in the Rec Center