



March 13, 2025 Board Meeting Minutes

Meeting called to order at 7:10 pm

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

Board Members Absent: Cody Meyer and Molly Holmes

Board Quorum: Yes

Approval of 2025 January minutes with corrections: Approved 1st Brett Rezewski / 2nd Tia Branstetter

Approval of 2025 February minutes with corrections: Approved 1st Brett Rezewski / 2nd Missy Villa
Homeowner Attendance: 1

Owner Forum:

Is there going to be a HOA Yard Sale? It can be set up by a homeowner who is interested in taking this on.

PIPS:

- Lot 60 wants to stain fence "Natural" color on 7ft. fence that matches neighbors. Approved

Unfinished Business:

- Pool lift – Brett is still working on this.
- Cloud/HOA software – Missy has reviewed several software programs for the HOA to help bring our HOA up to date. PAY HOA was the best fit for our CCHOA. There are so many great points that can be accessed through this system. Motion for Pay HOA was made: Approved 1st Amy Hofrock / 2nd Brett Rezewski
- RV Lot – Working on getting a Tow company to tow RV from lot
- Asphalt paths and parking lot – Still working on this.
- Property Standards – Tabled until 2026 vote for an amended section Article 8A. The board approved a draft for clarity. Approved 1st Cody Meyers / 2nd Missy Villa (5 aye, 2 nay)

New Business:

- Open discussion – Having an Official HOA handbook on the shelves in the Rec center would be great for future reference.

President: Cody Meyer

Not present

Vice President: Brett Rezewski

I will be going to Apollo pools to pick up Muriatic Acid to set up the pool for summer.

Maintenance: Melissa Currier

The problem at Snail Park has been resolved. A&J landscaping called for garbage bags and Ted is going to replace the latch on the garbage receptacle. Thank you Ted! By the tennis courts there was a perimeter fence that was removed. It had loose boards that were split. Also there are some loose boards on some walkway bridges that need to be secured. I will also work on contacting companies for chips for areas that are low.

Treasurer: Missy Villa

It has been an uneventful month other than reviewing software.. In May 2025, members of the board will need to sign up for the Corporate Transparency Act to be in compliance with the Gov/State.

March 2025 Treasurer's Report:

Balance Sheet as of March 13, 2025:

Checking: \$100,642.65
Money Market: \$ 18,977.57
Reserve: \$ 24,583.95
Total: \$143,904.17

Money In for the last 30 Days: \$1030

Money Out for the last 30 Days: \$4494

Subscriptions:

Ionos (Email) - \$129
Microsoft 360 - \$8
Quickbooks - \$178

Utilities:

TVWD - \$290
NW Natural - \$54
Ziply Fiber - \$60
PGE - \$570
Ooma - \$ 19
Waste Management - \$97

Maintenance:

Barrier pest control - \$35
A&J Landscaping - \$1720

Payroll:

Bookkeeper - **\$289**
State Farm - \$352
Oregon Dept of Revenue - \$644
IRS - **\$112**

Additional Expenses:

Washington Co - \$486

Total outstanding dues/finance charges/RV lot/rental for this FY: \$17,151

Dues/fees/RV lot were paid in the last 30 days \$1030

Rec. Center / RV Lot: Molly Holmes

Not present

Property Standards: Amy Hofrock

Meeting Adjourned at 8:20 pm 1st Brett Rezewski / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

Next Board Meeting is scheduled for April 10, 2025 in the Rec Center at 7 pm

Next Annual Meeting is scheduled for April 17, 2025 in the Rec Center at 7:30pm

Rec center will be open at 7pm to meet and greet neighbors before the meeting starts.

There will be snacks/water provided.