



June 12, 2025 Board Meeting Minutes

Meeting called to order at 7:12 pm

Board members present: Milos Baslovac, Missy Villa, Cody Vallely, and Tia Branstetter

Board members not present: Molly Holmes, Cody Meyers, and Muffy Vasale

Board Quorum: Yes

Approval of 2025 May Minutes: Approved with correction. 1st Milos Baslovac / 2nd Missy Villa

Homeowner Attendance: 1

Homeowner Concerns/Comments:

- No comments

PIPS:

- Lot 175 property improvement proposal, building a 10' x 12' storage shed. Paint the same color as the house. (African Gray/dark Gray roof) No permit needed because it is under size requirement. Approved 1st Missy Villa/ 2nd Milos Baslovac

Unfinished Business:

- Pool Lift – Cody M. will take this over and continue to look for an appropriate lift for the pool.
- Cloud/HOA software – Missy and Alicia have been working at hitting all the goals set for launching Pay HOA and getting the invoices mailed out to homeowners through Pay HOA was less expensive than previous mailings. Now to get the pool permission forms up on Pay HOA. We are making progress.
- RV Lot – Discussion next meeting.
- Asphalt paths and Parking lot – Discussion next meeting

New Business:

- Open discussion –
- A & J Landscaping – Get a bid for clean up of no-mans land before July 4th for clean up. (\$50.00 Monthly during weed growth?)
- National Night Out – Missy will organize this with help from HOA members who offered to set up / tear down, cook and any other need. It is on the first Tuesday in August (August 5th, 2025) We will need signs to post to let the neighborhood know what day and time this will be happening. We will be serving hamburgers, hot dogs, and beverages. Feel free to bring your favorite side dish or dessert to share. We hope to have the Washington County officers join us, this year also. There will be face painting, games and just getting to enjoy meeting and greeting our neighbors. A motion for three NNO reusable signs for \$60 was made and Approved: 1st Missy Villa / 2nd Tia Branstetter
- Rec center roof – Cody V. has received a quote from Living Hope Roofing for \$25,000 and will look for more companies to make bids for comparison.

- Dead trees by tennis court & play structures – Check with A&J Landscaping to get quotes on dead tree by tennis court and tree trimming by the play structures.
- Lifeguard shortages – Since we are short on lifeguards on some days, the board made a motion to keep the pool open with a Host when no lifeguard is available. Right now it is on Monday, June 16, Wednesday, June 18th to Tuesday, June 25th With a host present. Approved 1st Missy Villa / 2nd Cody Meyer. Also a “NO LIFEGUARD on DUTY - Adult supervision required by 18yr and older” sign is required to be posted. Cody M. will schedule hosts for those times.

President: Milos Baslovac

I met with Cody M. to go over all the requirements of my position as president. I will be out for July and August.

Vice President: Cody Meyer

Not present but sent a report. I removed pool cover, attached hand rails and picked up chlorine and acid. I also hired 2-3 lifeguards that will start after June 24th.

Maintenance: Cody Valley

I met with Melissa to go over the areas on trees, playground and bark chip needs. How many cubic yards are needed, checking on the amount ordered previously. There is a furnace filter that needs to be changed yearly.

Treasurer: Missy Villa

I have been busy with the set up of HOA PAY and getting it up and running.

June 2025 Treasurer's Report:

Balance Sheet as of June 12, 2025:

Checking: \$117,135.95

Savings: \$18,979.94

Reserve: \$24,587.04

Total: \$160,702.90

Money in for the last 30 Days: \$13,962.36

Money out for the last 30 Days: \$3,619.86

Subscriptions:

Ionos (Email) - \$15

Microsoft 360 - \$8

Quickbooks - \$140

Pay HOA - \$229

Utilities:

TVWD - \$132

NW Natural - \$28

Ziply Fiber - \$60

PGE - \$188

Ooma - \$19

Waste Management - \$100

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1720

Apollo Pools - \$662

Operational/Payroll:

Bookkeeper - \$580

State Farm - \$352

OR Dept of Revenue & IRS - \$154

Invoice Mailing (via Pay HOA) - \$395

Total outstanding dues/finance charges/RV lot/rental for this FY: \$29,639

Dues/fees/RV lot paid in the last 30 days \$2609

Rec. Center/RV Lot: Molly Holmes

Not present

Property Standards: Muffy Vasale

Not present

Homeowner Comments:

None

Meeting Adjourned at 8:19 pm 1st Missy Villa / 2nd Cody Vallely

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for July 10, 2025 at 7 pm in the Rec Center