



July 10, 2025 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board members present: Cody Meyers, Molly Holmes, Cody Vallely, Muffy Vasale and Tia Branstetter

Board members not present: Missy Villa and Milos Baslovac

Board Quorum: Yes

Approval of 2025 June Minutes: Approved 1st Molly Holmes / 2nd Cody Meyers

Homeowner Attendance: 2

Homeowner Concerns/Comments:

We need to get a Flag out in front of the rec center on holidays. A homeowner asked if there is another way to control weeds other than chemical spray. (RV lot and No mans land) We will check with A&J landscaping. The women's restroom needs to add a rubber mat and pressure wash the floor. There was a question on dress codes for the lifeguards.

PIPS:

- No PIPs

Unfinished Business:

- Pool Lift – Tabled for now.
- Cloud/HOA software – We are making progress.
- RV Lot – Waiting for Lot 174 to leave and then we will work on removing RV from lot.
- Asphalt paths and Parking lot – Pushed back for more time.
- National Night Out – Missy is working on organizing this big event. Cody M. will sign up for the Washington County Sheriffs dept. visit and there will be signs up to let homeowners know. Also let the neighbors on the CCHOA site know. There will be a hamburgers, hot dogs, games, music, and of course a chance to mingle with our neighbors. If you would like to bring something that is welcomed too. It is on the First Tuesday of August. There was a motion for \$750 to purchase food, drink, plates, etc. Approved: 1st Cody Meyers / 2nd Tia Branstetter
- No mans land – A & J landscaping gave us bids for clean up of no mans land and RV lot. The total of \$3055.00 (minus \$280.00 for the Round up weed killer) and possible knock down of weeds in the RV lot. Approved: 1st Cody Meyers / 2nd Molly Holmes
- Rec center Roof – This really needs to be looked at before it might leak. Cody V. is working on getting more quotes for this project.

New Business:

- Movie night – There was interest in another movie night “Float in” with dates to come and generic signs to advertise. We need to throw out an email to vote on movie and bring your

floats. There will be popcorn, candy, soda, and water. A motion was made for \$1000.

Approved: 1st Molly Holmes / 2nd Muffy Vasale

- Open discussion – Early bird (5:30 11am) and late bird (8-10pm adjust as sun goes down earlier) lap swimmers can get code for door and it is adult only. Open swim has 16 years plus and 15 years under needs and adult. Adults only swim please assume there is a party on Friday and Saturday. Learn from lifeguards how to manage the robot cleaner. Cody M. will check.

President: Milos Baslovac

Not present

Vice President: Cody Meyer

I have been busy keeping the pool chemicals in balance along with replacing the acid line from the pump to pool. I also hired another lifeguard today and just having them on duty and know there will be days we will be short. I also picked up some boards for Cody V. to replace on the bridge.

Maintenance: Cody Vallely

I replaced the Basketball net in the court and cut up the boards from a rotted park bench. I also put some new boards and screws in the bridge. I got a filter for the furnace and will replace that.

Treasurer: Missy Villa

Not present (dues are coming in via Mail, rec center mail drop, and Pay HOA **June 2025**)

Treasurer's Report:

Balance Sheet as of July 10, 2025:

Checking: \$128,375.24

Money Market: \$24,587.04

Reserve: \$18,979.94

Total: \$171,942.22

Money in for the last 30 Days: \$18,531.08

Money out for the last 30 Days: \$5,334.94

Subscriptions:

Ionos (Email) - \$15

Microsoft 360 - \$8

Quickbooks - \$157

Pay HOA - \$229

Utilities:

TVWD - \$457

NW Natural - \$105

Ziply Fiber - \$60

PGE - \$188

Ooma - \$19

Waste Management - \$100

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1,720

Operational/Payroll:

Bookkeeper - \$577

Lifeguards - \$3,751

State Farm - \$349

OR Dept of Revenue & IRS - \$154

Total outstanding dues/finance charges/RV lot/rental for this FY: \$105,956

Dues/fees/RV lot paid in the last 30 days \$20,050

Rec. Center/RV Lot: Molly Holmes

I am continuing to rent out the rec center and everyone has been okay with the lifeguard thing. I love the keypad and the one time code only set for specific times. You are responsible if there is no lifeguard present.

I have had no issues with the RV lot and half of the lots have paid their dues. I also mailed the RV invoices out.

Property Standards: Muffy Vasale

I would really like to have a committee to help walk the neighborhood. It is a lot of area to cover. It would very much be appreciated. There was a fire at Lot 13 in the front yard that may need to be remodeled?

Homeowner Comments:

Look for a new wheelchair accessible picnic table to replace the one that fell apart. A homeowner asked if we could get bark dust in front of the rec center.

Meeting Adjourned at 9:05 pm 1st Cody Meyers / 2nd Molly Holmes

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for August 14, 2025 at 7 pm in the Rec Center