



March 12, 2026 Board Meeting Minutes

Meeting called to order at 7:04 pm

Board members present: Cody Meyers, Maria Flemming, Tia Branstetter and Cody Vallely

Board members not present: Milos Basovic, Molly Holmes and Missy Villa

Board Quorum: Yes, at 8:15 pm when Cody V. arrived

Approval of the 2026 February Minutes: Approved 1st Cody Meyers / 2nd Tia Branstetter

Approval of the 2025 November Minutes with Treasurers report: Approved 1st Cody Vallely / 2nd Cody Meyers

Homeowner Attendance: 2

Homeowner Concerns/Comments:

- Home owners Ted and Kelly Smith thought the fence at the tennis courts looked great. They also brought to our attention that there was a piece of conduit that is angled out by the fence and suggested it might need to be looked at. (PGE said it is disconnected) The CCHOA will have it rechecked to confirm it is safe. There is also a tree by the Tennis court that is shedding bark and needs to get looked at by a tree service specialist to determine the over all health of the tree.

PIPS:

- Lot 42 wants to take out yard and put in mulch with plants.

Unfinished Business:

- Asphalt paths and Parking lot – Cody M. has “work in progress” for obtaining bids from company's.
- Rec center Roof – Cody V. brought forward a reasonable bid for a metal roof that will last longer. The company is Living Hope Roofing 21,000 for roof and \$1000 for 15 sheets of plywood if needed. Approved for \$24,000 (\$21,000 for roof + \$3000 for plywood sheets if needed) 1st Cody Meyers / 2nd Tia Branstetter

New Business:

- Paint lines for pickle ball on tennis court. Maria Flemming will check on quotes for this.
- Maria Flemming has joined the board and will be filling in for the Property standards position that had opened up. Thank you Maria!

President: Milos Basovic

Not present.

Vice President: Cody Meyer

I need to get chemicals for the pool to get it out of acid lock. I was also busy with Property Standards sending out notices to Homeowners to bring it to their attention.

Maintenance: Cody Vallely

I will reach out to Living Hope to confirm the Roof project. This month has been busy for me.

Treasurer: Missy Villa

Not present

March Treasurer's Report:

Balance Sheet as of March 12, 2026:

Checking: \$104,646

Money Market: \$18,987

Reserve: \$24,596

Total: \$148,229

Money in for the last 30 Days: \$1305

Money out for the last 30 Days: \$1753

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$252

Utilities:

TVWD - \$435

NW Natural - \$11

Ziply Fiber - \$60

PGE - \$520

Ooma - \$19

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1,720

Operational/Payroll:

Bookkeeper - \$582

State Farm - \$349

OR Dept of Revenue & IRS - \$149

Rec. Center/RV Lot: Molly Holmes

Not present

Property Standards: Maria Flemming

Cody M. will help Maria get started in this position. Thank you Cody M. for all the help.

Homeowner Comments:

Meeting Adjourned at 8:27 pm 1st Tia Branstetter / 2nd Cody Meyers

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for April 9, 2026 at 7 pm in the Rec Center

2026 Annual Meeting is scheduled for April 16, 2026 at 7:30 pm in the Rec Center