



January 8, 2026 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board members not present: Molly Holmes

Board Quorum: Yes

Approval of 2025 October Minutes: Approved 1st Milos Basovic / 2nd Missy Villa

Approval of the 2025 December Minutes: Approved 1st Missy Villa / 2nd Tia Branstetter

Homeowner Attendance: 1

Homeowner Concerns/Comments:

- No comments

PIPS:

- No PIPs

Unfinished Business:

- Pool Lift – Looking for best option
- Cloud/HOA software – Adding new Homeowners to Pay HOA.
- RV Lot – Fence was repaired.
- Asphalt paths and Parking lot – Cody M will work on this to get a new updated quote on the pathways and resurface areas that are in need. Maybe do one area first and then the other area the next year. May 2026 and May 2027.
- Rec center Roof – Cody V. is working on getting more quotes for this project and looking into the pros and cons of materials. A metal roof may be an option. Needs to start before pool season.
- Tennis Court fence – The fence is completed. Thank you to the homeowners who brought to our attention about the debris that was left behind in the creek. That is not okay and we will be reaching out to The Fence company about this to ask them to come clean it up.
- Rec center security – Cody Vallely will be looking into security cameras for extra protection.

New Business:

- Fence that fell over during windstorm – The 1st quote was just fence replaced \$900. The 2nd quote covered 3 sections of the fence along with disposal of the old fence and 3 posts. \$1200. Approval of 2nd quote for \$1200. 1st Milos Basovic / 2nd Missy Villa (5 ayes/0 nays)
- The 2025-2026 & 2026-2027 Budget – Approved 1st Cody Meyers / 2nd Milos Basovic

President: Milos Basovic

I did repair the RV fencing that was snipped.

Vice President: Cody Meyer

I have been busy keeping the pool chemicals in balance and the pool.

Maintenance: Cody Vallely

I have been busy with the Tennis court fence and getting quotes for the rec center roof.

Treasurer: Missy Villa

I have been busy getting the Annual budget together for review.

January 8, 2026 Treasurer's Report:

Balance Sheet as of January 8, 2026:

Checking: \$112,189

Money Market: \$18,984

Reserve: \$24,592

Total: \$155,765

Money in for the last 30 Days: \$26,126

Money out for the last 30 Days: \$15,666

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$234

Utilities:

TVWD - \$546

NW Natural - \$30

Ziply Fiber - \$60

PGE - \$444

Ooma - \$19

Waste Management - \$103

Maintenance:

Barrier pest control - \$35

Landscaping - \$7,140

Operational/Payroll:

Bookkeeper - \$289

State Farm - \$352

OR Dept of Revenue & IRS - \$75

Total outstanding dues/finance charges/RV lot/rental for this FY: \$36,308

Dues/fees/RV lot paid in the last 30 days \$2,010

Rec. Center/RV Lot: Molly Holmes

The rec center has been pretty busy with rentals.

Property Standards:

This position has been waiting for a new property standards person. It has been taken care of by a board member at this time. Thank you to all the homeowners who have taken care of the notices. And some who need time to fix the problem have filed an extension of a short time.

Homeowner Comments:

Playground border needs to be fixed and trees that are encroaching on the play structure need to be

cut back. There are aging trees in our HOA that need to be evaluated.

Meeting Adjourned at 9:51 pm 1st Milos Basovic / 2nd Cody Meyers

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for February 12, 2026 at 7 pm in the Rec Center