



April 9, 2026 Board Meeting Minutes

Meeting called to order at 7:13 pm

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

Board members not present: Molly Holmes

Board Quorum: Yes

Approval of the 2026 March Minutes: Approved 1st Cody Meyers / 2nd Cody Vallely

Homeowner Attendance: 2

Homeowner Concerns/Comments:

- No comments.

PIPS:

- No Property improvement proposals.

Unfinished Business:

- Asphalt paths and Parking lot – Cody M. has this project on hold for now.
- Rec center Roof – The color of the roof will be Matte Black and Cody V. will set up the start date in two weeks. The LBI certification and 50% down will be needed before they start replacing the roof.
- Security – Locking deadbolt and maybe putting on a different handle might help in securing the Rec center door. Also maybe have a board member come and check after each rental.

New Business:

- Pathways – Trip hazards on the pathways need to be painted with high light paint. Cody V. will check on paint and areas that need to be addressed.
- Duck Spring – the Duck spring toy was broken at the playground and Cody V. has it and will try and repair the spring and reassemble.
- Annual Meeting – Cookies and water for annual meeting on April 16th.
- Lifeguards – Cody M. will reach out to previous lifeguards to see if any are returning.
- Pool Opening – The idea of the pool opening early this year was talked about. (pending all chemicals and are in balance) The idea of adult swim was suggested during the day (Starting Memorial Day). Then after school there would be a monitor present. Pool registrations will need to be filled out again and can be submitted thru Pay HOA. April or early May there will be a clean up day to get ready to open. We will need a monitor until school is out. Last day of school is June 11th 2026.
- Irrigation – Turning off the water for the summer might help save on water cost or limit watering times.

President: Milos Basovic

I have been busy with typing and hand delivering letters along with ballots and proxies to neighbors for the Annual meeting. Some neighbors do not have emails on Pay HOA.

Vice President: Cody Meyer

I have been busy checking pool chemicals and the pH was high. I need to get this down before opening. I am trying to clean up some of the violations that have gone out and close those that have been fixed. This will help when the new Property Standards person is ready to take over. I am also getting ready for the Annual Meeting.

Maintenance: Cody Vallely

I reached out to Living Hope Roofing to confirm the Roof project. I also cut the Duck Spring rider toy that was broken and looked into replacing or repairing it.

Treasurer: Missy Villa**March Treasurer's Report:**

Balance Sheet as of April 9, 2026:

Checking: \$104,852

Money Market: \$18,988

Reserve: \$24,597

Total: \$148,437

Money in for the last 30 Days: \$4078

Money out for the last 30 Days: \$4257

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$254

Utilities:

TVWD - \$136

NW Natural - \$56

Ziply Fiber - \$60

PGE - \$503

Ooma - \$19

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1720

Operational/Payroll:

Bookkeeper - \$581

Accountant - \$430 (filing taxes)

State Farm - \$349

OR Dept of Revenue & IRS - \$150

Workman's Comp Insurance - \$560

USPS (Annual Letter Mailing) - \$99

Office Depot (Supplies for Letter Mailing) - \$70

Rec. Center/RV Lot: Molly Holmes

Not present

Property Standards: Maria Flemming

Maria is filling in this position along with Cody M.'s help.

Homeowner Comments:

We will need a clean up day for the Pool opening.

Meeting Adjourned at 8:17 pm 1st Milos Basovic / 2nd Maria Flemming

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for May 14, 2026 at 7 pm in the Rec Center