



May 14, 2026 Board Meeting Minutes

Meeting called to order at 7:02 pm

Board members present: Cody Meyers, Maria Flemming, Missy Villa, Joe Villa, Peter Holmes
and Tia Branstetter

Board members not present: Milos Basovic

Board Quorum: Yes

Approval of the April 9, 2026 Minutes: Approved w/corrections 1st Cody Meyers / 2nd Missy Villa

Homeowner Attendance: 11

Homeowner Concerns/Comments:

- No comments.

PIPS:

- No Property improvement proposals.

Unfinished Business:

- Asphalt paths and Parking lot – Cody M. has this project currently on hold.
- Rec center Roof – The company ran out of material and will be back on Monday the 18th to finish it up.

New Business:

- Board Positions – We have two Homeowners stepping up to fill two of the open positions. Thank you! Missy will stay for now until Treasurer position is filled.

President	Milos Basovic	Vice President	Cody Meyers
Tresurer	Missy Villa	Maintenance	Joe Villa
RC/RV	Peter Holmes	Property Standards	Maria Flemming
Secretary	Tia Branstetter		

- Pickle ball Court – To paint lines for pickle ball on tennis court: Bid \$1250 but the court needs to be pressure washed before this is done. If basketball court is Pressure washed the whole project would be \$2550 plus \$250 extra for moss clean up. Pacific NW Wash.

President: Milos Basovic

Not present.

Vice President: Cody Meyer

I have been busy checking pool chemicals and getting pool ready for early opening on Memorial day weekend. I also attended a class on pool operation. I have reached out to the lifeguards from last year to see who was interested in returning and it looks pretty good for this year.

Maintenance: Joe Villa

New board member

Treasurer: Missy Villa

I am going to check our MMA interest percent.

May Treasurer's Report:

Balance Sheet as of May 14, 2026:

Checking: \$88,459

Money Market: \$18,988

Reserve: \$24,597

Total: \$132,045

Money in for the last 30 Days: \$2343

Money out for the last 30 Days: \$18,024

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$254

Utilities:

TVWD - \$328

NW Natural - \$79

Ziply Fiber - \$60

PGE - \$168

Ooma - \$19

Waste Management - \$103

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1720

Roofing Co - \$12,600

Operational/Payroll:

Bookkeeper - \$581

State Farm - \$349

OR Dept of Revenue & IRS - \$150

Workman's Comp Insurance - \$560

Rec. Center/RV Lot: Peter Holmes

New Board member.

Rental for RC is (\$150 deposit) Rental is \$95/\$105 with pool

Property Standards: Maria Flemming

I have walked the neighborhood and have turned in new violations. There were also fines from previous violations that I turned in.

Homeowner Comments:

There needs to be a pool Registration form update.

Meeting Adjourned at 8:33 pm 1st Maria Flemming / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary