

# ROTH ESTATES HOA BOARD MEETING MINUTES

MAY 21, 2018

7:00 PM



COLUMBIA COMMUNITY BIBLE CHURCH  
420 NE MARINE DRIVE  
PORTLAND, OR 97211

BOARD MEMBERS PRESENT	GREG ANDREWS, JOYCE WILLISON, ERIK MOLANDER, KIM JUNKIN
BOARD MEMBERS ABSENT	NONE
HOMEOWNERS PRESENT	PATSY MCCARTHY, PEGGY MOLANDER
MEETING CALLED BY	GREG ANDREWS
MINTUES TAKEN BY	KIM JUNKIN

## Meeting Opened

Meeting called to order by Greg at 7:03pm

## Officers Reports

- Greg Andrews, President – Greg met with Karen Carillo, MCDD completed the boat ramp for which Roth Estates granted an easement.
- Joyce Willison, Vice President – Nothing to report.
- Erik Molander, Treasurer – Treasurers report: We do not have a final bill from CAP yet. We are over budget for landscaping. Roth Estates checks with the wrong name on them have been destroyed and new checks have been received. Two homeowners have still not paid their dues, and each of them now owe over \$1,600. Erik will send letters to homeowners with final notice, then get lawyers involved to create a lien on the property.  
  
Erik noted that Wells Fargo bank emailed Roth Estates regarding a lawsuit pending due to fraudulent account opening. Board to find out if Roth Estates suffer damages related to fraud. Erik to ask Brandi (bank contact) if we were harmed in the opening of fraudulent accounts.
- Kim Junkin, Secretary – Kim is behind on posting meeting minutes to the Roth Estates website and will post the meeting notes from the last two Board meetings this week.

## Committee Reports

- Architecture Committee – Patsy (Architectural committee) – everything is looking good.
- Landscape – None.

### Approval of Board Meeting Minutes

Greg proposed that we approve the board meeting minutes from March 19, 2018. Meeting minutes were approved unanimously.

### Tree Trimming and Landscape Maintenance

Erik reported that tree trimming is necessary in the slough area, and some trees need to be cut down as they are dead/dying. We have one bid, and we are waiting on a second bid. We have a bid from Northwest Tree Specialists for \$3,735.00. Need to remove dead/dying trees as soon as possible. Greg moved to wait for another estimate before proceeding with work. Erik will send email with 2<sup>nd</sup> bid when it becomes available. Board to discuss this at the next meeting.

### Homeowner Forum

Jan Strand reported that the new owner at 444 Suttle (Anthony Travis) would like to be the member at large for the Roth Estates Board.

Jan also reminded everyone of the upcoming Bridgeton Neighborhood Association (BNA) yard sale on June 9 2018.

Jan noted that the river is at flood stage. BNA sent emails to homeowners, and we should all be at heightened alert.

Joyce Willison would like to put in a black metal fence in her backyard area on the ally between NE Roth and NE Suttle. Joyce brought example photos for the board to review. Board decided to table this request until Greg can check CC&R's and make sure that there are no conflicts and nothing prohibiting these fences.

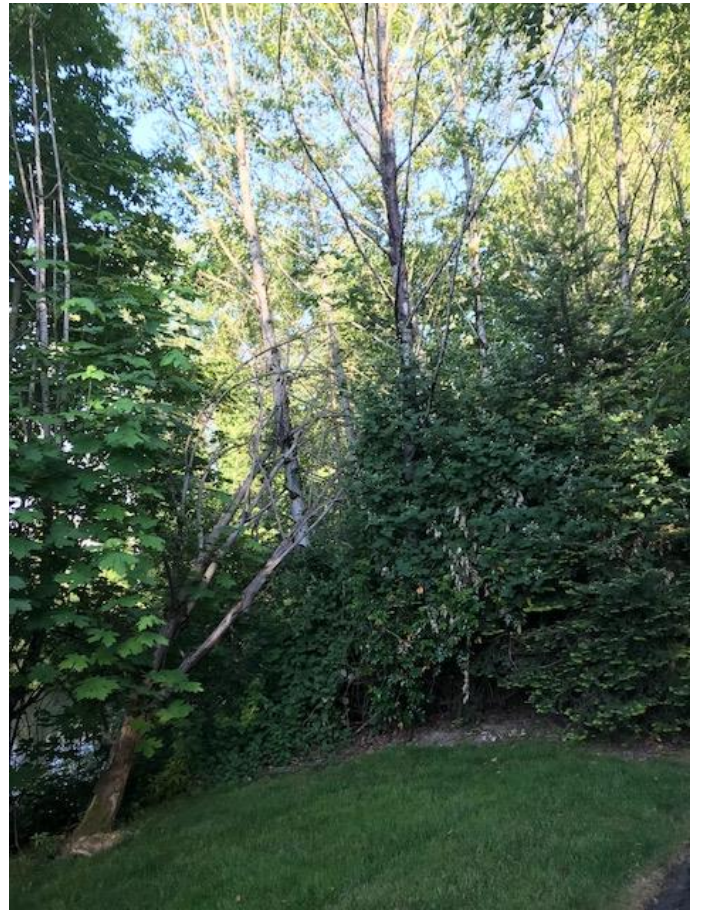
Greg suggested that we have an award for "most improved" yard at the picnic. He suggested that we give gifts at picnic to homeowners. Patsy suggested hanging flower baskets. Board to hold on this idea until next meeting.

Kim asked what our official policy is regarding holiday lights, and how long they are allowed to stay up. What do the CC&R's say, and what is the board's official stance? Erik said he thinks holiday lights should not stay up for more than two months total (Thanksgiving to end of January) for all lights that are meant to have a seasonal use. Greg suggested that we review this policy and add this to our agenda for the spring site review. At that time the board can decide if the lights are in violation or not. Erik said that homeowners should ensure that lights that are meant to be temporary are taken down in a reasonable amount of time. Not applicable to path lighting, decorative light strings, etc. Board will review policy and discuss in the future.

Kim asked what the policy is on fencing vs "edging". Is it the height? Greg suggested that Kim do some research the difference and report back to the board at the next board meeting.

Reminder: The Roth Estates/BNA Annual Neighborhood Picnic will be held on July 14, 2018. (Budget of \$500 from Roth Estates, \$500 from Bridgeton Neighborhood Association.)

Greg closed meeting at 8:21pm.



Pictures taken by Erik Molander of dead/diseased/dying trees in the Roth Estates "green space" that need to be cut down or trimmed. (May 2018)