

ROTH ESTATES HOA BOARD MEETING MINUTES

JULY 17, 2017

7:00 PM



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

BOARD MEMBERS PRESENT	JAN STRAND, KIM JUNKIN
BOARD MEMBERS ABSENT	DAVE GRIFFITHS, JOYCE WILLISON
HOMEOWNERS PRESENT	ERIC & PEG MOLANDER
MEETING CALLED BY	JAN STRAND
MINTUES TAKEN BY	KIM JUNKIN

Meeting Opened

Called to order at 7:03pm

Approval of Minutes

Not applicable, none to approve.

Officers Reports

- Jan Strand, President – Jan presented the Treasurers Report as the treasurer was not present. Overdue HOA fees of \$2,652 were collected from a new homeowner. Tree trimming and shredding of branches in the green space cost \$1,000. Landscaping is the biggest HOA expense, with service occurring once a week during the summer months.

Other matters: Two homes were recently sold on Suttle Street. One is to become a rental property.

- Vice President – Absent.
- Treasurer – Absent.
- Secretary – None. New secretary, Kim Junkin, being sworn in during this meeting.

Committee Reports

- Architecture – Architecture Requests – None noted.
- Landscape – None.

Other Business

Community Association Partners (CAP) – Jan noted that there have been problems with the property management company, CAP, not sending out notices to homeowners that are in violation of the CC&Rs. A homeowner installed a black metal fence in the front yard of a home on Bridgeton without the approval of the architectural committee. Board is waiting for CAP to send notices about this violation and others noted within Roth Estates. Ed Hamilton will be doing a site visit in July to make note of all outstanding violations, and will be sending out notices to homeowners at some point.

Channel's Edge – Jan mentioned that Channel's Edge (207 N Bridgeton Rd) is closing and the building is currently for sale.

Roth Estates Annual Picnic – Eric Molander noted that the annual Roth Estates picnic will be held on Saturday, July 29, 2017, beginning at 4:00pm in the green space at the corner of Ne Suttle and 4th.

Motion: Jan approved Kim Junkin to be the new Secretary, and Joyce phoned into the meeting to second the motion. Motion passed.

Next Meeting: September 18, 2017

Meeting Adjourned

Motion to adjourn was made at 7:30pm and passed unanimously.