

# ROTH ESTATES HOA BOARD MEETING MINUTES

MARCH 19, 2018

7:00 PM



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

<b>BOARD MEMBERS PRESENT</b>	GREG ANDREWS, ERIK MOLANDER, KIM JUNKIN
<b>BOARD MEMBERS ABSENT</b>	JOYCE WILLISON
<b>HOMEOWNERS PRESENT</b>	JAN STRAND, TATIANA XENALIS, LIDIA LAUROLLIA
<b>MEETING CALLED BY</b>	GREG ANDREWS
<b>MINTUES TAKEN BY</b>	KIM JUNKIN

## Meeting Opened

Greg called the board meeting to order at 7:06pm

## Homeowner Forum

- Jan Strand gave an update from the Bridgeton Neighborhood Association. There will be a neighborhood meeting on April 17, 2018 at 6:45pm. The Bridgeton spring clean-up is scheduled for May 19, 2018 from 9am-2pm.
- Erik Molander mentioned that there is a new traffic camera that has been installed on Marine Drive near 33<sup>rd</sup>. Tickets will begin to be issued on March 22, until then, warnings will be issued. Erik also noted that there is a new project manager for the light at Marine Drive & 33<sup>rd</sup>, and funding is in process for the project.

## Officers Reports

- Greg Andrews, President – Greg noted that the board had, in years past, donated to the Columbia Community Bible Church as a gesture of goodwill for allowing the HOA to use the space for meetings, and suggested we do the same this year. The board unanimously approved the donation of \$500/year, and Erik will issue a check to Pastor Boyle.
- Joyce Willison, Vice President – Absent.
- Erik Molander, Treasurer – Erik reported that the HOA is in good standing with dues collection, and there are only 2 homeowners that are delinquent. Erik will send notices to homeowners of delinquency and associated fines.
- Kim Junkin, Secretary – Nothing to report.
- Member at Large – Position vacant.

## Committee Reports

- Architecture – Architecture Requests – None pending.
- Landscape – None.

## Approval of Board Meeting Minutes

Greg proposed that we approve the board meeting minutes from January 15 and January 18, 2018. Meeting minutes were approved unanimously.

## Insurance Rates

Erik noted that there has recently been a hike in our insurance rates. The previous carrier is no longer offering the policy type that we need, so we are being insured by another provider at a higher rate.

## Landscaping Bids

Greg noted that our landscaping company, Living Waters, has increased their rates to \$400/month. Greg asked for a board vote as to whether to continue with Living Waters at the new rate, and the board unanimously approved. If at any point we decide to cancel, 60-day notice is required.

## Contract with CAP (Property Management Company)

The board discussed termination of the contract with CAP. The board unanimously voted to terminate the contract with CAP, via written 60-day notice.

## Old Business

The sidewalk on Roth is still in disrepair, and homeowner Christine Overstreet has been in contact with Roth Estates multiple times to try to remedy this situation. Greg agreed to contact homeowners Christine and Tom to help facilitate cooperation to get the sidewalk fixed.

## Meeting Adjourned

Meeting adjourned 8:00pm.