

ROTH ESTATES HOA BOARD MEETING MINUTES

NOVEMBER 20, 2017

7:00 PM



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

BOARD MEMBERS PRESENT	JAN STRAND, DAVE GRIFFITHS, JOYCE WILLISON, KIM JUNKIN
BOARD MEMBERS ABSENT	NONE
HOMEOWNERS PRESENT	JOE MOLLAHAN, CHRISTINE OVERSTREET, ERIK & PEG MOLANDER, KATHLEEN & PAUL INMAN, GORGY GONZALES
MEETING CALLED BY	JAN STRAND
MINTUES TAKEN BY	KIM JUNKIN

Meeting Opened

Jan called the board meeting to order at 7:02pm

Approval of Minutes

Dave made a motion to approve the board meeting minutes from September 18, 2017; Jan made a second motion, minutes approved.

Homeowner Forum

Board introductions were made for the benefit of the new homeowners present at the meeting. Next board meeting will be held on January 15, 2018.

- Christine Overstreet brought up the situation with her sidewalk that needs to be repaired and a slab removed which requires her neighbor's cooperation. The neighbor has been contacted multiple times but has not responded thus far. Christine requests that the Board send a letter to the neighbor (Mr. Workman) in order to encourage compliance. Jan suggested that Christine send a letter to the neighbor regarding city requirements for the sidewalk repair. Christine noted that the sidewalk is dangerous and unsightly in its current condition.
- Eric Molander asked about the budget for the year, which is addressed below in Dave's office report.
- Peg Molander would like an update about the unapproved fence that is still in place on the corner of NE 5th and Bridgeton. Jan noted that the homeowner has been sent letters instructing her to remove the fence, and soon she will be fined if the fence is not removed.
- Gorgy noted the recent mailbox break-ins and stated that USPS said that they will be repairing and/or replacing the mailboxes soon. Gorgy encouraged homeowners to report break-ins or suspicious activity to the police and the USPS inspector. There are posted signs on the mailbox units which include phone numbers to call to report mail theft.

Homeowner Forum (Continued)

- Pastor Boyle asked where we stand on the election of a new HOA president. Jan noted again that her term ends on December 31, 2017 and we still need volunteers to take over her position. Jan encouraged everyone to tell their neighbors about the opening. Pastor Boyle also invited everyone in the neighborhood to attend the free movie night at the church on the first and third Friday of every month.
- Erik Molander mentioned that he is on the Bridgeton Neighborhood Association board. He noted that there has been an application for zoning changes in the neighborhood where an old upholstery store used to be located. He also noted that there is a proposed light at the intersection of NE 122nd and Marine Drive that should be started in the late spring or early summer of 2018. PBOT has already approved the light. There is also a proposed new light at NE 33rd and Marine Drive that will be required when we reach 20 million passengers coming through PDX. Still dispute about who will fund this project. Eric also mentioned that there are new apartments being built on N Anchor Way, with approximately 400 units, which will be coming within the next 1-2 years.

Officers Reports

- Jan Strand, President – Jan reminded homeowners that her term as President will be ending on December 31, 2017, and we need to get word out about the vacant position. Jan noted that the mailboxes have recently been cleaned and rocks have been added in the planting strips bordering the green space. Jan noted that this is a great improvement.
- Joyce Willison, Vice President – Nothing to report.
- Dave Griffiths, Treasurer – Dave gave handouts of the budget, and noted that we are in good standing. So far we are about \$1,000 under budget. Dave is still waiting on a landscaping bill from CAP. Upcoming expenses include possible tree removal in the green space. The cottonwood trees in the green space are problematic and will most likely need to be removed at some point. Jan made a motion to approve the budget, Joyce made a second motion, budget approved.
- Kim Junkin, Secretary – Nothing to report.
- Member at Large – Vacant

Committee Reports

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

Old Business

Unapproved Fence – The owner of the property at 448 NE Bridgeton Rd still has a fence up in her front yard which has not been approved by the architectural committee. (No request has been submitted as of the date of this meeting.)

Meeting Adjourned

Motion to adjourn was made by Jan at 8:15pm and passed unanimously.