

ROTH ESTATES HOA BOARD MEETING MINUTES

FEBRUARY 22, 2021

7:00 PM



via ZOOM

BOARD MEMBERS PRESENT	PAUL INMAN, ERIK MOLANDER, TINA SANDOVAL
BOARD MEMBERS ABSENT	GREG ANDREWS, KIM JUNKIN
HOMEOWNERS PRESENT	GAYLE MILLER, KATY AILSTOCK, PEGGY MOLANDER,
MEETING CALLED BY	PAUL INMAN
MINUTES TAKEN BY	TINA SANDOVAL

Meeting Opened

Paul called the board meeting to order at 7:00pm and began recording on Zoom. Erik introduced parties that were present during the Zoom call. Including Roth Estates attorney, Jason Grosz, to provide guidance with the absentee ballots regarding the proposed increase to assessments.

Officers Reports

- Greg Andrews, President – Absent.
- Paul Inman, Vice President – Nothing to report.
- Erik Molander, Treasurer – Erik gave an overview of the budget before the vote was tallied. The assessment has remained the same since the inception (1996) at \$100, approximately \$11k coming in annually. Most of that is spent on the insurance that is required for the HOA (liability, director & officer) and landscaping. These rates are running higher than the rate of inflation. Landscaping runs about \$400-\$500/month. This cost is significantly higher due to removal of trees and replacing dying alders. The HOA has been in a deficit for 2 of the past 3 years and it is projected that there will be a deficit for the current year.

The HOA has maintained a checking and savings accounts balances at roughly \$50k for the past three years. Money in the checking account is used for expenditures and savings is used to build up the reserves for major improvements. Replacement of asphalt path will need to be completed within 5-7 years.

- Tina Sandoval, Secretary – Nothing to report.
- Kim Junkin, Member at Large – Absent.

Discussion with the Attorney

- Jason went over the Roth Estates CCR's (Article 7, B) which sets a limit to the maximum amount of assessments. "The amount shall be determined annually by the board of directors, but shall not exceed \$100 per individual building site unless two-thirds ($\frac{2}{3}$) of the members of the Association vote to increase the same either AT the annual or a special meeting called for that purpose."
- Roth Estates residents should have received an absentee ballot in the mail, to cast their vote to increase the assessment by \$60 per year.
- An official quorum requires 23 residents either present or by proxy to vote for the assessment increase. There were 27 absentee ballots submitted & 5 homeowners present.
- Erik moves that the Roth Estates board increase the assessment by \$60 per lot, beginning in FY22 (July 1, 2021), which will be billed November 30, 2021. Paul Inman seconded the motion.
- **With 32 members present, in person or by proxy we had 27 votes in favor, 5 votes against. The motion passes. Assessments are increased.**
- HOA will reach out to residents (poll) regarding a potential limitation on the number of rental units at Roth Estates, in the future because this would cause a change to CCRs.

Homeowner Forum

- Roof maintenance will have to be completed in the next few years. Discussions should be happening with the neighbors that share the same roof, to determine how soon this should be done, get bids and preparing for the associated cost.
- Arborist & a board member will walk the property to determine the trees that will need to be removed and those that are healthy enough to stay.
- Annual picnic is on hold, possibly until the fall.
- B&A has taken a position against the interruption of service (11-Rivergate/Marine Dr. bus line) to our neighborhood from TriMet.
- Is there any information in the CCRs regarding snow removal?
- Trash, Compost and Recycle bins being left out longer than 24 hours is a concern.
- During the pandemic, abandoned cars or those with no current registrations are not top priority for the city. It

Committee Reports

- Architecture – None.
- Landscape – None.

Approval of Board Meeting Minutes

Old Business

None.

Meeting Adjourned

Meeting adjourned at 7:45 pm.