

ROTH ESTATES HOA BOARD MEETING MINUTES

JULY 16, 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	
HOMEOWNERS PRESENT	
MEETING CALLED BY	GREG ANDREWS
MINUTES TAKEN BY	KIM JUNKIN

Meeting Opened

Greg called the board meeting to order at 7:00pm

Approval of Board Meeting Minutes

Greg proposed that we approve the board meeting minutes from the May 2018 meeting. Erik makes second motion, minutes approved unanimously.

Homeowner Forum

- No questions.

Architectural Change Requests (ARC)

Only one ACR pending for a Ring motion sensor light to be installed in the ally between Roth and Suttle. The Board approves unanimously of this request. Kim to call our neighbor and let them know it has been approved.

Officers Reports

- Greg Andrews, President – We had a very successful annual picnic put on jointly by Roth Estates and the Bridgeton Neighborhood Association.
- Joyce Willison, Vice President – Nothing to report.
- Erik Molander, Treasurer – We are in good standing. Will send out 2nd demand letters to the two homeowner that have still not paid their annual dues for 2017. If not paid, we will begin the process of placing a lien on the properties for the amounts outstanding.
- Kim Junkin, Secretary – Nothing to report.
- Member at Large – Position vacant.

Committee Reports

- Architecture – None.
- Landscape – None.

Proper Ground Cover

Kim mentioned that we still do not have compliance from the homeowner that has bare dirt in their back-yard area. Homeowner was sent a fix-it letter by the Board, but did not want to comply. Board agreed to send a second letter, reference CC&R where it says we need to maintain proper ground cover. Kim will research ground cover and suggest three common ground covers available at Home Depot or Lowes, and suggest these to our neighbor. Greg mentioned pachysandra as one option in addition to rocks or bark chips.

Missing Rocks Near Green Space

Joyce pointed out that there are river rocks missing from the area near the edge of the green space (common area) at the end of NE 3rd Ave. The Board agreed this area needs to be filled with rocks just like the areas along 4th and 5th. Board agreed to postpone this until our fall improvements which will include re-seeding parts of the green space.

Official Roth Estates Homes Paint Colors

The Board has determined that we are unable to locate an official list of approved paint colors for the Roth Estates development. We are not sure if one exists. Kim will contact Jan Strand (former Board President) and see if she has any information about where this list might be if it exists. If not, Kim will begin compile a list of paint colors from our neighbors who have recently painted their houses.

Edits to Roth Estates Resident Handbook

Kim has completed edits to the handbook and is ready do publish them to the website. The Board approves unanimously of the changes. Kim to publish changes ASAP.

Dip in the Pavement in Common Area Erik is working on fixing a large dip in the walkway pavement in the Roth Estates shared green space (common area). He will purchase asphalt and fill in the low area. Erik to report on his progress at the next Board meeting in September.

Old Business: Property at 400 Block of Roth Street

Greg mentioned that he talked to the owner of the property located in the 400 Block of NE Roth Street. The tenants are moving out, and owner said he will fix the issues with the property. Kim will send out a second letter to the homeowner asking that he provide evidence that repairs are taking place and a timeline for the repairs to be completed. Owner is currently being fined for multiple violations.

Meeting Adjourned

Meeting adjourned 8:02pm.