Roth Estates HOA Board Meeting

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| **Minutes** | **July 20, 2015** | **7:00 p.m.** | **420 ne MARINE DRIVE** **PORTLAND, OR 97211** |

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| board members present | **GORGY GONZALES, JILL MONTCHALIN, JAN STRAND** |
| board members ABSENT |  |
| hOMEOWNERS PRESENT |  **JONATHAN HECHT, DEANNA PONDER** |
| Meeting called by |  **JAN STRAND** |
| MINTUES TAKEN BY  | **GORGY GONZALES** |

## Homeowner’s Forum

No questions raised by homeowners present.

## Meeting Opened

Called to order at 7:04 p.m.

## Approval of Minutes

The minutes were read from the May 18, 2015, meeting and approved. Jan made a motion to approve, Jill seconded.

## Officers Reports

1. President – Nothing to report.
2. Vice President – Nothing to report.
3. Treasurer – No changes since the last meeting. 21 cents of interest accrued. Issue at hand are the remaining past due dues. 6 that are past due for various reasons. 2 of them are past due for prior years but not current years. Previous treasurer did not record. 1 past due for 2015, letter has been sent with no response. Don’t know if they still live on the property. 1 past due for 2 years and under the impression that their dues are paid out of their mortgage payment. 2 that are severely past due, consistently, both have contacted the board asking for a settlement/relief. Fines have escalated to thousands of dollars. The board has offered a few solutions as these individuals need to be addressed/approached. If we file a lien it will be for the full amount.

$41,530.00 is due now – We either file a lien for this amount or offer a settlement. Recommendations settlement for **$**250.00 per day. Gorgy made a motion to approve, Jill seconded.

1. Secretary – Nothing to report.
2. Member-At-Large – Nothing to report.

Committee Reports/Violations

1. Landscaping – OPEN POSITION.
2. Architectural – OPEN POSITION.

Old Business

1. OPEN BOARD POSITIONS
2. Newsletter – Add an article on timely of architecture requests and when they are due. Flood insurance.
3. Website – Jill, jan seconded. Website to be made available to board by August 15th.
4. Park Benches
5. Annual Neighborhood Block Party – August 1, 2014. National night out is a way to get out and meet your neighbors. There are 13 BNA board members. The BNA does a lot of things for the neighborhood. Karen Kane is the co-chair, land use chair. She is working with Tri-Met to get a bus route. The BNA has $1,000 has to help with clean up, communications. BNA has $500 to help with the block party. We’d like to build it up next year. Bridgeton starts from the apartments all the way down to Marine Drive. BNA can help with promotions – they have 250 names. They have 6 street signs. They could do flyers. I gave Karen a copy of the flyer for her to review. Board meeting once a month. We are having a street sale. They would love to have someone from Roth on the Board. They help with picnics and garage sales to trying to get the trailers removed. They work with the airport and noise factor. Meetings are located in someones house. Have 2-3 general meetings per year. The word on the trailers is that the bureau of environmental services to tow them. PBOT has to tow them. Karen has to call them weekly to have them towed. The guy on the corner – private property. Developable lot. He cut the trees without a permit. There is a stop work order sign. If you see it down call Karen. He knows that he cannot cut anymore trees down. Before he builds he has to apply for an environmental mitigation. They have to access any environmental damage he has done if any. He plans to build a house and shop on that property. Karen has been working on the Oregon Solutions team – governor oriented team to study the safety of our levee. We are pretty good on Bridgeton road. We will be hearing more about the levee. Marine drive is in good shape. Tom Griffith Valaid is the contact to call concerning the issue about the shaved ice cart.

Deanna suggested that we have the adult raffle prizes. She has agreed to help with the children’s games at $50. She will talk to others about ideas. They will do a scavenger hunt, and a grab bag for each kid (summertime fun). Deanna to donate 2 tables, and Gorgy will if needed. Jan will buy the food at Cash & Carry – hot dogs, burgers and condiments. The board to cut a check to Deanna ahead of time. We agreed to cover the ice and the syrup – Deanna has stuff to donate (syrups). Gorgy to commit to (2) adult raffle prizes (Channel’s Edge and The Deck).

Janet – Sunami in PW Northwest. If you are in a flood zone you will need flood insurance. You should not pay more than $550 per year. Karen can help with the flood insurance information.

1. Home Depot – Move to next meeting agenda.

New Business

1. Retain the services of Jason L. Grosz, Attorney at Vial Fotheringham in Lake Oswego. This group holds seminars for HOA and Condo associations. Very impressed with Jason. Apparently we have been without an attorney for some time. He charges $250 per hour and only if we need him. If we need advice Jason would be our contact. He represents many other associations and has been doing this since 2003. We don’t know how much we need them. Jan made a motion, Jill seconded. Same treatment for everyone homeowner.
2. Gates – Need to send a letter to homeowners. Deanna would like a response from the board on this issue and the fence that is encroached after meeting with the attorney.

Homeowners Forum

Encroachment issue with the fence being built 2 feet beyond the property line. Jonathan suggested that this be an item to review with the attorney. Jonathan advised that conversation over a number of years the president had notified all the homeowners that they were out of compliance, that they had two options they could fix it now or when their properties sold they would have to move them back. Jonathan has asked if there is any written communication of this and the answer is no. It is very hard to tell what those homeonwers were truly told and informed of. When Jan bought her home (as the treasurer) the fence was to be removed. The fence was removed prior to closing. The fence was not there when she took ownership. To build anything there should have been an architural request form. The fence was constructed without approval. Jonathan suggested that we consult with the attorney.

Meeting Adjourned

8:35 p.m.

Next Meeting

September 21, 2015, 7:00 p.m., 420 NE Marine Drive

Note: For this meeting Architecture Request Deadlines must be submitted by September 7th, Present 2016 Budget, Appoint new Board Members