

# ROTH ESTATES HOA BOARD MEETING MINUTES

SEPTEMBER 17, 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>	TATIANA XENELIS
<b>MEETING CALLED BY</b>	GREG ANDREWS
<b>MINTUES TAKEN BY</b>	KIM JUNKIN

## Meeting Opened

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

## Officers Reports

- Greg Andrews, President – Greg noted that the “Member at Large” board position is still open. Jan Strand suggested a person that is new to the neighborhood to fill the position, and Greg would like to find out more information, in addition to locating a description of the duties of the Member at Large.
- Joyce Willison, Vice President – Absent.
- Erik Molander, Treasurer – Eric noted that we received a check from the Bridgeton Neighborhood Association (BNA) to cover part of the expenses from the summer picnic. The donation of \$1,000 was received from a developer/neighbor and was split evenly between BNA and Roth Estates HOA. Erik also noted that there has been an increase in spending on landscaping for the year, and less has been spent on management services since we are no longer in contract with CAP. We spent more this year on landscape maintenance because of trees that needed to be trimmed and cut down.
- Kim Junkin, Secretary – Nothing to report.
- Member at Large – Position vacant.

## Committee Reports

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

## Approval of Previous Board Meeting Minutes

Board meeting minutes from July 16, 2018 were unanimously approved.

## Short-Term Rentals

Greg noted that he has spoken with our attorney, Jason Grosz, and that his opinion was that our current CC&R's do not allow us to prohibit short-term rentals like AirBnB. The Board will prepare and send (via email using Survey Monkey) a survey to neighbors to get their opinion on short-term rentals. Question: Are you in favor of re-writing CC&Rs to prevent short term rentals? Erik to draft questions and Kim to create and send survey and send to homeowners. Greg will also let other homeowners that have contacted us regarding using their home as AirBnB that we have contacted our attorney, and at this time, our CC&Rs do not directly prohibit short-term rentals.

## Welcome Letter to New Homeowners

Greg proposed that Roth Estates send a "Welcome Letter" to all new homeowners and try to get their email address at that time, so we can maintain a current list of homeowner emails for ease of contacting them, and to send important neighborhood information/reminders. Erik suggested that in the letter, we could also give the new homeowners our website, meeting dates, etc. Erik will tell Kim when new homeowners move in which will trigger a letter to be written. Kim to draft a template for a welcome letter. Erik to email Gary Kunz from East Columbia to get a copy of their welcome letter to use as a template.

## Theft in the Neighborhood

Greg noted that there has been an increase in theft in neighborhood recently. Much of it seems to be concentrated on NE Suttle. Lots of yard decorations and solar lights have been stolen from neighbors on Suttle. Suttle is very dark and lights are not being turned on. Greg suggests that all homeowners turn on lights and install photosensitive lights and cameras on houses, and/or motion sensing lights. Greg also reminds all homeowners to call police and file a report when anything is stolen.

## Leaf Removal

Greg mentioned that leaf removal has been a problem in the past. Erik to ask about City of Portland about coming to pick up leaves. Do they do this? Erik will also ask someone from Integrity Tree to attend the homeowner forum in November to talk about safe practices for tree trimming. The board plans to do another site survey in early January to check on leaves, debris, and dead shrubs.

## Homeowner Forum

No questions/comments.

## Meeting Adjourned

Meeting adjourned 8:11pm.