Roth Estates HOA Board Meeting

|  |  |  |  |
| --- | --- | --- | --- |
| Minutes | March 21, 2016 | 7:00 p.m. | columbia comm. bible church  420 Ne Marine drive  PORTLAND, OR 97211 |

|  |  |
| --- | --- |
| board members present | GORGY GONZALES, JONATHAN HECHT (INTERIM), JILL MONTCHALIN, JAN STRAND |
| board members ABSENT |  |
| hOMEOWNERS PRESENT | FRANCHESCA ARIAZA, DAVE GRIFFITHS, JACK GAHAN, BEN FISCHER |
| Meeting called by | JAN STRAND |
| MINTUES TAKEN BY | GORGY GONZALES |

## Homeowner’s Forum

Ben Fischer asked if the Board needed a request from him to redo the front lawn area. He wants to replace the railroad ties with pavers. The Board advised no request is needed and to with his yard work improvements.

Dave Griffiths requested an update on the property management company. Board advised we would cover that in the Board meeting.

Mary thanked the Board for their intervention by hiring a property management company as she has noticed some of the issues being corrected.

## Meeting Opened

Called to order at 7:05 p.m.

## Approval of Minutes

The minutes were read from the March 21, 2016 meeting were not available for review. Will review at next meeting.

## Officers Reports

* President – Nothing to report.
* Vice President – Nothing to report.
* Treasurer – Treasurer – Has been trying to collect from a homeowner for a 2016 due. They have no past due history. Issue concerning the homeowner with 4 years of past dues. We were preparing to file a lien on this unit, and learned the house was foreclosed on March 1, 2016. Jonathan recommends that we send a letter to the new homeowner, and billing them for 2016 for 75% from the time they took over. Bargain sale and deed. $43,368.28 cash on hand.
* Secretary – None.
* Member at Large – None/absent.

## Committee Reports

* Architecture – Architecture Requests – 428 NE Roth. Franchecsa to put up stakes so that we can see how far the deck will come out. Jill, Jan and Gorgy to view it. We need to look at that first before we make a decision. Looks promising that we will have an answer to Franchesa this week. She also advised the board that she will be repairing the buckled sidewalk in front of her house, as will Tom. The city takes position that the only way you can remove the tree if it’s it dying. It’s between Franchesca and the city of Portland to work out.
* Landscape – None.

Old Business

Alley gates. Jack was grandfathered in to keep his fence as is. He said he would submit an architecture request if he modifies it and would be glad to paint it white then.

10714 NE 5th Avenue letter sent December 21, 2015 requesting the orange paint be restored to the original home trim which is white. At this time the Board has not received a response from him. Closing date is set for April 1, 2016. The listing agent was made aware of it. The letter said to restore weather permitting. The realtor and title was not aware this was non-compliant. $100.00 initial fine, then $10.00 per day = $1,000.00. The only option is to respond to the title company that the house is in violation, must be restored weather permitting, within a reasonable time. The board reserves the rights in accordance with the CC&Rs and this will be made the responsibility of the new owners. Jan to send an official letter to the title company with items that are in violation.

Community Association Partners (CAP) – There are 26 letters to go out to homeowners for CC&R violations tomorrow. A majority of the issues pertain to painting issues, and dry rot around the windows. There are a couple of units in violation due to painting. Some are prospective, need to repaint trim. Issues with the fences that back into the school lot. The blackberry bushes destroy them. The letters are going to start out to notify homeowners to make the changes/improvements

Open Board Positions - Jonathan has served as acting Treasurer for many years. Dave is not opposed to serving on the board as the Treasurer. Two key issues; Sending out and collecting the dues. Checking the email and responding to the Title Company or lender. Dave can do it after April 13, 2016. Jan has offered to handle any Treasurer duties in his absence. Gorgy to give him Board contact information. Jonathan is here until May 2, 2-16. **Motion**: Jan approved Dave to be the Treasurer, and Jill seconded motion. Kudos to Jonathan.

Need to fill Secretary’s position. Gorgy to send Ben the job description. Kudos to Gorgy for serving on the board. Need to fill Vice President position also.

Jan to send CAP notices out for us to review before they get hand delivered. She will have this done in one week.

We need to pay the $400.00 to Reverend Boyle for the use of the facility for the remainder of 2016.

New Business

None.

Homeowner’s Forum

Dogs off leashes. Jack offered to be the person that would bring in the filled doggie bags if it meant having homeowners drop their used dog bags in a receptacle. Neighborhood watch committee meeting April 4, 2016 from 6:30 p.m. to 8:30 p.m. at Channels Edge. Homeowners are encouraged to go to the meeting and get involved.

Next Meeting: May 16, 2016

## Meeting Adjourned

Motion to adjourn was made at 8:30 p.m. and passed unanimously.