Roth Estates HOA Board Meeting

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| Minutes | September 21, 2015 | 7:00 p.m. | columbia comm. bible church  420 Ne Marine drive  PORTLAND, OR 97211 |

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| board members present | GORGY GONZALES, JONATHAN HECHT (INTERIM), JILL MONTCHALIN, JAN STRAND |
| board members ABSENT | FRANCHESCA ARRIAZA |
| hOMEOWNERS PRESENT | JACK GAHAN, MARY HART, STAN HART |
| Meeting called by | JAN STRAND |
| MINTUES TAKEN BY | GORGY GONZALES |

## Homeowner’s Forum

## Jack Gahan mentioned the issue of the newer homes that have installed wire garden fences in the front of the houses, and the pink paint that has been on the sidewalk for quite some time that has not been addressed. He also brought up the issues concerning those that are not picking up their dog waste. Mary and Stan Hart advised that they filed a complaint against Michael Gray’s property citing several issues including bringing down the down the ambiance in our neighborhood, and affecting their quality of life. They have asked the board to review the complaint they filed last year with the previous board and ask that we look into the complaint and respond within the required time frame.

One of the things Jack wants to bring up as a homeowner – when you are dealing with contentious issues. We are a community of homeowners. Jack Gahan advised that when he submitted an architecture request to install the back alley gate he was advised he can paint the fence the same color of the house trim (white) or leave it natural. The tenor of that message needs to be sensitive as it appears the previous board had given other options.

## Meeting Opened

Called to order at 7:20 p.m.

## Approval of Minutes

The minutes were read from the July 20, 2015 meeting were approved.

## Officers Reports

* President – No new report, however Jan passed out information from the Oregon Solutions concerning the Levee. She advised that the picnic was a great success considering the extreme heat and humidity, and wanted to call attention to Lucious Hicks for doing a great job with the barbequing.
* Vice President – Jill researched tsunami information, and advised that there is a book from Governor Brown called Cascadia Playbook for state of emergencies. She suggested it as a resource that we can post on our website. She also stated that there is a program on October 1, 2015 at 8:00 p.m. on OPB about this awareness. A link may also be found at OPB.org under “unprepared”. She suggested we also include this link on our website.
* Treasurer – Year to date; collected $2,300 in past dues. Only two left. One is a homeowner who has been past due, and Jonathan suggested that we file a lien further stating that attempts to collect or settlement offers have been ignored. The amount of this homeowners includes past dues for three years totaling $26,000.00. The second is past due for a two couple of years ago but current for 2015. Jonathan has not gotten a response otherwise we will need to file a lien. Suggested to include past due in new letter. We have $38,000.00 in the checking account. Jonathan presented a new budge.

Gorgy to email Karen Kane as they had advised they would pay up to $800.00 in reimbursement for the block party.

Secretary – Gorgy reported the following neighborhood updates: Real Estate; (4) houses for sale, one is sale pending. 524 NE Bridgeton (sale pending), 448 NE Bridgeton, 407 NE Roth and 419 NE Roth. Resident handbooks issued to (5) new homeowners; 421 NE Suttle, 414 NE Suttle, 10804 NE 5th Ave., 340 NE Bridgeton, and 581 NE Bridgeton.

* Member at Large – No report, however Franchesca emailed a list of homes that are non-compliant with landscape issues.

## Committee Reports

* Architecture – Letters were sent to homeowners that installed alley gates without board approval, and an encroachment letter was issued. Jan recused herself for Board to discuss issue concerning encroachment. Board recommendation to have two Board members talk to Vial Fotheringham attorney (refer to Homeowner Complaint below).
* Landscape – To be covered under Franchesca’s email.

Old Business

* Homeowner Complaint – Most of the fences were put up with homeowners that don’t live there before. What do we do when there was no fence when the person acquired the property and rebuilt the fence and encroached the property? We need to be fair across the board. Motion to approve a formation of a committee of two people to outline the maintenance/encroachment issues and draft a letter to the attorney for consultation.
* Open Board Positions – Treasurer (we need to fill the interim – possibly go to Dave Griffith). Secretary needs to be filled, and the architecture and landscape committees.
* Newsletter – Have it to board before the end of this week.
* Website – final changes to be made then send an email a communication announcing the website.

New Business

Next Meeting: October 19, 2015, 7:00 p.m. – This is an Annual Homeowners Forum

## Meeting Adjourned

Motion to adjourn was made at 8:13 p.m. and passed unanimously.