

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
March 30, 2017
10:00 - 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Call to Order – Shay Jarvis

Present: Shay Jarvis, Mardy Stevens, Rosemary Baum, Kerry Ann O'Halloran, Gerry Barra
Homeowner: Candace Brown

Owner Requested Items

Proposal for West End Landscaping

Motion to deny the proposal based on Article VI and IX was seconded and the Board voted unanimously to support the motion.

Reports

Secretary's Report – Gerry Barra--approval of February minutes approved with corrections.

Treasurer's Report – Kerry Ann/Rosemary- As of March 30, the balance in the Operating Account is \$1,571.79; the balance in the Reserve Account is \$ 14, 804. 87. The Line of Credit balance is \$3,500.00.

President's Report – Shay Jarvis

The Board will request that the decorative pots on 205 NE 4th sidewalk be moved to porch area.

Roofs on 4th Street are a concern. We may have to replace them this summer. The Board will explore financing options and wants to have this information ready for the April meeting.

Need to meet with Arturo and try to mitigate the soil erosion on 4th Street. The Board wants him to assess the current condition of the sprinkler system and replace sprinkler heads as necessary.

Association Manager's Report – Kerry Ann O'Halloran

Gutter cleaning has been completed. Removed tie down.

Drainage issues-throughout the property, especially 245 NE 4th Street. Columbia Drain came out to clean out pipe and tried to clear the line, but there are too many turns to get it cleaned properly. Problem is not yet diagnosed.

We need to assess the condition of the driveway. There are some depressions in the surface. We need to find someone to assess the condition and identify what needs to be done.

We want to get all areas power washed including gutters and concrete area visible from the street on the front of the balconies. We need to get dry rot around garage doors repaired. These are the first priorities.

Unfinished Business

Update on Resolution for Compliance – Board discussed the Resolution and will vote in April and send to owners for input.

Maintenance – Board & Kerry Ann- The Board has received bids for repairs to the exterior and power washing all concrete areas from Doug Johnson. The Board is proceeding to attend to the items on the repair list.

Update on Modifications of Association Documents proposed by legal counsel – Board/Kerry Ann and Mardy,- Kerry Ann is finalizing the By-laws and CC&R's before contacting legal counsel.

The Board is preparing for the Annual meeting. Tentative date is June 28, 2017.

New Business

No new business.

Adjourn

The meeting will be conducted under Robert's Rules of Order, with owners given a three minute timeline in which to address requested agenda items before the Board during the "Owner Requested Agenda Items" portion of the meeting. If you have any questions, or wish to request an item be added to the meeting Agenda, please submit to:

Oneonta Board of Directors Attn: Gerry Barra, Secretary C/O KMO 15 NE 3rd Street Gresham, OR 97030 or kerryann@kmorealestate.com