

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
April 26, 2017
10:00 - 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Call to Order – Shay Jarvis

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

Owner Requested Items

Reports

Secretary's Report – Gerry Barra-April minutes approved as corrected.

Treasurer's Report – Kerry Ann/Rosemary-As of March 31, 2017, the-Operating Accounts shows a balance of \$4,630.96; the Reserve Account shows a balance of \$17,356.23. The Line of Credit balance owed is \$2,000.

President's Report – Shay Jarvis

The Board requested that Kerry Ann notify Arturo about an Owner's concern with workers and removal of dead plants.

Resolution of Compliance-The Association Manager will send to owners for input by May 15th. The Board will vote for or against adoption at the May meeting.

Date for May meeting- 17th at 10:00am.

Association Manager's Report – Kerry Ann O'Halloran

Annual Report to the State Corporation Division has been filed.

Irrigation Backflow testing completed.

Recommendation for removal and replacement of damaged tree on 4th Street.

After the Board reviewed two bids, Mardy moved that, pending more information from Hummingbird, we accept the Hummingbird proposal for tree removal and replacement.

The Board unanimously passed the motion.

Power washing will be on May 11-12.

The Board will meet with Arturo to determine the irrigation needs, such as buried sprinkler heads and solutions to erosion problems. The Board will meet with Arturo either May 5 or the 12th.

Shay will contact the City of Gresham to see if they can recommend a person to come out and assess the condition of the driveway.

There will be an opportunity for Owners to have a Garage door opener tune-up and weather stripping replacement in early June. Interested owners should contact Shay. Cost will be \$100.00 to owners.

Unfinished Business

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Update on Resolution for Compliance – Board- Will vote at the May meeting

Update on Line of Credit Status – see Treasurer’s report.

Maintenance – Board & Kerry Ann- see Association Manager’s report.

Association Documents update. Final edition will be completed and sent electronically to owners for review by May 15.

New Business

Weeds in owner-maintained planting areas-Kerry Ann will send a letter to the owners.

Kerry Ann will also send a notice to the owners that a red jeep has been speeding in the driveway and parking at the west end overnight.

2017 Annual Meeting – Date Set: June 21, 2017 at 6 pm

Adjourn

11:36

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