

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
July 19, 2017
10:00 - 11:30 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Roofing Contractor Q&A 3 of 3 – Pete Guzzi representing Sawtooth Roofing.

Call to Order – Shay Jarvis called to order at 10:30

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

Appointment of Alternate Board Member- The Board appointed Candace Brown as the Alternate Board member and provided her with the Board Member Handbook, and Kerry Ann reviewed the role and function of Association Board Alternate

Owner Requested Items

Cindy Helzer requested that Owners be reminded that tree debris caused by large vehicles of contractors or visitors is the Owners' responsibility to clean up.

Reports

Secretary's Report – Gerry Barra June minutes were accepted as corrected.

Treasurer's Report – Kerry Ann/Rosemary- Balances through June 6, 2017: Operating Account has a balance of \$1, 584.12 and the Reserve Account has a balance of \$25, 372. 25. Corrections to earlier non-monetary issues have been made by Riverview Bank.

President's Report – Shay Jarvis

Need to talk to Arturo about:

Removing the dead daphne in front of 295 4th Street

Bid to expand the irrigation system at west end of 4th and 5th and replacement heads wherever needed.

Plants need to be removed. Shay suggested the Board use red and yellow tag system to prune or remove shrubs,

Make sure all work is being done according to the contract.

Nancy Seebert requested that the Board reconsider sub-meter to measure irrigation water usage by the Association.

The Board has revisited the request and has decided that the previous decision is correct. The cost is prohibitive: \$1,742 for two sub-meters, in addition to the cost of the city permit and any landscaping repairs.

Some owners have concerns about the trees shape and growth. We need to get an estimate on pruning and reshaping.

Association Manager's Report – Kerry Ann O'Halloran

Roofers will replace fascia boards that are split or damaged.

Other problems will be attended to by Doug Johnson. He will begin work on September 12.

Downspout drainage problems are still an issue at 245 NE 4th Street. The Board is investigating methods to solve the problem.

Arturo will remove the damaged tree on 4th Street in the fall.

Unfinished Business

Review Owner Comments on Modifications of Assn Docs & Compliance Resolution.

Deadline for comments on documents has been extended to August 1st.

New Business no new business

Adjourn at 11:30

Reconvene under Executive Session to discuss roofing bids at 11:30

Review of Roofing Contractor Q&A's

Loan Information/Status

Kerry Ann will contact NW Bank and Columbia Bank for line of credit information and paperwork.

Out of executive session at 12:00.

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