

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
January 17, 2018
10:00 - 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

Minutes

Call to Order – Shay Jarvis

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

Owner Requested Items

Maggie wants an answer to the insurance questions. Shay and Kerry Ann will meet with Mardy Stevens to find clarification.

Reports

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

Treasurer's Report – Kerry Ann/Rosemary- Balances through December 31, 2017:
Operating Account-\$2,516.40; Reserve Account- \$38,330.80.

2017 Financial Recap will transfer what remains in Operating Account to reserves every month if funds are available.

2018 Reserve Study Draft and Budget Draft- the Board reviewed the Reserve Study update draft and will request Equip Consulting to make the following adjustments to reflect

- Reflect the 100,000 loan as part of starting balance.
- Modify 4th Street roof replacement to be completed in entirety in 2018.
- Remove the Japanese maple pruning and other work because that was completed in 2017.
- The Board added in Landscaping.

End of year total income from dues approx. @70,000.

The Budget- will be revised once the Reserve Study is final draft and the Board will review.

Association Manager's Report – Kerry Ann O'Halloran

Hummingbird Landscaping's contact is due for renewal.

Drainage issues have been addressed. The landscaping should help to avoid problems in the future.

President's Report – Shay Jarvis

Shay requested that a reminder be sent to owners about clearing snow and ice from sidewalks.

There is concern that the garage lights are not working properly. Bulbs are burning out too quickly. Kerry Ann will contact Pacific Lamp to inspect the light fixtures for any problems.

We need to establish a timeline for small repairs to the exteriors.

Unfinished Business

4th Street Roofing Update – Kerry Ann

Sawtooth Roofing is scheduled to begin roof replacement on January 29, 2018.

Punch List Updates still waiting to schedule repairs.

Still pending:

Status of Proposed Amended and Re-Stated Documents

Final meeting to answer insurance questions.

New Business

No new business.

Next Board Meeting – Feb 14, 2018

Adjourn at 11:02

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