

**Oneonta Townhomes Homeowner's Association**  
**Board of Directors Meeting**  
**March 7, 2018**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

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

**Call to Order** – Shay Jarvis at 10:00

**Owner Requested Items**

No requested items

**Reports**

**Secretary's Report** – Gerry Barra- January minutes corrected as approved

**Treasurer's Report** – Kerry Ann/Rosemary- As of January 31, 2018, the Operating Account shows \$3,268.32; the Reserve Account shows a balance of \$84, 711.96.

- 2018 Reserve Study Update-still needs changes.
- 2018 Draft Budget(s) prepared pending corrections and approval by the board.

**Association Manager's Report** – Kerry Ann O'Halloran

- Repairs to dry rot on deck at 260 NE 5<sup>th</sup> are completed.
- Garage light bulbs were replaced.
- Drainage issue at 245 NE 4<sup>th</sup> has been resolved.

Pending-

- Punch List items, disconnected downspout at 245 NE 4<sup>th</sup>, gutter cleaning will occur sometime this spring.
- Hummingbird's contract is up for renewal. Anew contract was submitted. Approved the contract. Will begin new irrigation system as soon as possible.

**President's Report** – Shay Jarvis- concern about the garage lights not working. Kerry Ann will call Pacific Lamp to come and inspect the lights

**Unfinished Business**

4<sup>th</sup> Street Roofing Replacement Recap completed and will be inspected by independent inspector

Punch List Updates waiting  
Status of Proposed Amended and Re-Styled Documents- insurance questions still pending insurance clarifications.

## **New Business**

**Next Board Meeting - March 21, 2018**

**Adjourn**

11:39

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 3<sup>rd</sup> Street Gresham, OR 97030 or  
[kerryann@kmorealestate.com](mailto:kerryann@kmorealestate.com)