

Oneonta Townhomes Homeowner's Association
Board of Directors Meeting
April 18, 2018
10:00 - 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

DRAFT MINUTES

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

Call to Order – Shay Jarvis at 10:00 am

Owner Requested Items

No requested items

Reports

Secretary's Report – Gerry Barra

Corrected 3/7/18 and 3/21/18 Board of Directors meeting minutes approved.

Treasurer's Report – Kerry Ann/Rosemary-as of March 31,2018, the Operating Account shows a balance of \$2,913.72; the Reserve Account shows a balance of \$49,089.57.

2018 Draft Budget(s) – Adopt-Board reviewed the 2018 budget. Shay made the motion to adopt the budget. Motion was unanimously approved.

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

- Annual Corporation Status filing has been completed.
- Irrigation backflow testing completed.
- Deck repair at 260 5th Street completed.
- Tree repair at 235 4th Street completed.
- New irrigation system to be completed by 4/16/2018.
- Waiting for Lifetime Exteriors to schedule Punch List repairs.

President's Report – Shay Jarvis-

Annual meeting confirmed for Tuesday June 26, 2018 at 5:30

The Board needs to decide on a long-term plan to fix issues with garage lights. The fixtures either need to be replaced or continue to replace bulbs as they burn out.

The issues with Sawtooth Roofing have been resolved.

Unfinished Business

KMO Management Contract-The Board is reviewing the contract.

4th Street Roofing Status- John will meet with Sawtooth to discuss items that were not completed on the roofing job.

Status of Proposed Amended and Re-Styled Documents- error in document in regard to insurance. Mardy Stevens is reviewing the documents. Will send to Stuart Cohen

Irrigation/Landscaping Work- will request that Hummingbird spread bark dust in the front yards.

Annual Meeting Date-tentative June 25 from 5-7 pm

New Business

Next Board Meeting - 5/16/18

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