

**Oneonta Townhomes Homeowner's Association**  
**Board of Directors Meeting**  
**June 20, 2018**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**DRAFT MINUTES**

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

**Call to Order** – Shay Jarvis

**Owner Requested Items**

Irrigation along Hood and 4<sup>th</sup> is not adequately watering the plants. Kerry Ann will ask Arturo to check the system.

**Reports**

**Secretary's Report** – Gerry Barra

Review May 16, 2018 Board of Directors meeting minutes. Minutes are approved with corrections.

**Treasurer's Report** – Kerry Ann/Rosemary Baum-As of May 31, 2018, the Operating Account has a balance of \$5,572.48; the Reserve Accounts has a balance of \$54,775.96.

Board of Directors direction to Columbia Bank re: loan debit amount- For the next three months we will make the minimum payment for the loan. We will determine an increase in payment after three months.

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

The Board recognizes Alan Veal for the excellent power washing job he did, and for all he does for us.

Bark dust is completed.

Garage lights – tabled.

Gutter cleaning completed.

Currently working with Lifetime Exteriors to repair dry rot, repair trim around garages and paint.

**President's Report** – Shay Jarvis-

Approved Association Manager's contract.

Finish up with Arturo about irrigation.

Need an update from Lifetime Exteriors.

**Unfinished Business**

Punch List Updates Status – Meeting w/ Lifetime Exteriors  
Status of Proposed Amended and Re-Styled Documents – Insurance Sections need clarification with owner responsibility clearly stated.

Irrigation/Landscaping Work-complete.

Annual Meeting

Adopt Agenda- Board approved

Review Draft Annual Meeting packet

**New Business:**

No new business.

**Next Board Meeting - July 11, 2018 at 10:00am**

**Adjourn**

11:00

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