

Board of Directors Meeting
January 16, 2019
10:00 - 11:00 AM
@ KMO Office – 15 NE 3rd Street Gresham

MINUTES

Call to Order – Shay Jarvis

Present: Shay Jarvis, Candace Brown, Kerry Ann O’Halloran, Gerry Barra

Owner Requested Items

290 NE 5th owner requested insurance information update and status of repairs to 200 5th street garage.

Guest – John Pedden, Lifetime Exteriors

Updated the Board on pending HOA repairs/Deck repair at 200 NE 5th Street.

Reports

Secretary’s Report – Gerry Barra

Review 11/28/18 Board of Directors meeting minutes approved with corrections and additional clarifications.

Treasurer’s Report – Kerry Ann/Rosemary Baum

As of December 31, 2018, the Operating account shows a balance of \$2,216.41; the Reserve Account shows a balance of \$68,939.48.

2019 Reserve Study & Budget Status- Reserve Study update has been received and was reviewed by the Board. A draft budget will be prepared. The Board will vote on the budget in February.

Columbia Bank Loan Status- The Board authorized re-borrowing \$20,000 from Columbia Bank because the original not used in entirety by the expiration date.

Association Manager’s Report – Kerry Ann

Gutter cleaning at 260 NE 5th Street and graffiti removal at 230-240 NE 5th Street have been completed by Alan Veal.

Catch Basins in roadway have been cleaned by Columbia Drain.

Irrigation timer lock has been replaced by Hummingbird. Keys have been assigned to Gerry Barra, Rosemary Blum, Kerry Ann O’Halloran and Hummingbird.

Pending- gutter cleaning.

President’s Report – Shay Jarvis

Rosemary Baum requested a leave of absence. Candace Brown will serve as treasurer in Rosemary’s absence.

Deck problems-concern about problems from railing baskets. When watering, water may be seeping into structure and causing problems with dry rot, mold etc.

Unfinished Business

Lifetime Exteriors – Status of Repairs

Water Intrusion at 200 NE 5th

Pending HOA Repairs/Deck Repair at 200 NE 5th

Needed repairs-garage water intruded, Lifetime inspected and recommended roof inspection. Arranged for Pinnacle Roofing to inspect the roof to determine if the roof was the cause of leaks. They found issues with the roof. Lifetime contacted Legit, the original installer, to make temporary repairs.to the roof. Lifetime is recommending hiring a consultant to inspect the roofs installed on 5th Street and a few on 4th Street roofing.

Status of Proposed Amended and Re-Stated Documents – package of all restated and amended documents will be sent to owners’ and have the owners vote on the documents during the Annual Meeting.

Review Email from Stuart

Schedule Meeting

Status of 4th Street Tree(s) Grant Application – Gerry

Meeting set for January 22 from 5:30 to 8:00

New Business

Next Board Meeting - 2/20/2019

Adjourn

12:10.

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