

Oneonta Townhomes Homeowner's Association
ANNUAL MEETING
Tuesday July 23, 2019 6:00 – 7:00 pm
@ Gresham Regional Library – 385 NW Miller Avenue, Gresham

MINUTES

Welcome & Introductions – Shay Jarvis, Board President

Introduction of Guest - Stuart Cohen, *Landye Bennett Blumstein*

Call to Order – Shay Jarvis called to order at 6:00

Meeting Ground Rules Review – Board of Directors

Adoption of the Agenda – Shay Jarvis asked for a vote to adopt the agenda. Unanimously adopted.

Amended & Restated Governing Documents

Review & Recap of Oneonta Amended & Restated Governing Documents – Mardy Stevens

Mardy reviewed the history of the revision of the documents and pointed out that there were no substantive changes.

The Owners will vote on the Declaration of Covenants, Conditions and Restrictions only at this meeting.

The By Laws and Resolution explaining insurance, and Compliance Resolution will be adopted by the Board at the August Board meeting.

Stuart Cohen explained how the By Laws and CC&Rs are used and what they cover for owners' rights and responsibilities. Changes in the State Laws have caused certain changes in the By Laws.

Additional information on insurance changes has made changes in the By-Laws. Stuart answered questions from Owners on insurance section and yearly maintenance as well as the scope of the Board voting on raising the dues by 10%.

Q&A – Stuart Cohen, Mardy Stevens

Vote on proposed Amended & Restated Declaration of Covenants, Conditions, and Restrictions.

ACTION ITEM

The Owners were given time to review the declaration. Recessed the meeting at 6:25; Shay reconvened the meeting at 6:36.

Reviewed the language on the pony walls. The question arose is damage through an act of nature the Owners' responsibility? The Board will explore the Documents for an answer.

The owners are responsible for repair/replacement of doors. The Association is responsible for painting of the doors.

Article 4 can the board pass an assessment without a vote by the Owners? They cannot. They can raise dues by 10% a year without a vote of the Owners.

Article 8 a- if the cost of repair goes up due to inflation or any unforeseen necessary repair, owners can acquire assessment insurance on their homeowner policies.

ADA protects owners to make modifications to the house.

Barbara Kozisek made the motion to adopt the Declaration of Covenants, Conditions, and Restrictions; Kim Christensen seconded.

Vote was conducted by ballot. The Amended and Restated Declaration of Covenants, Conditions and restrictions was unanimously approved.

Reports

- **Secretary's Report** – Gerry Barra, Board Secretary

Minutes Review – June 26, 2018 Annual Meeting-approved.

- **President's Report** – Shay Jarvis

Repairs are being done. Information about what will be done to prevent water damage in the future was given to the Owners.

We are prioritizing repairs according to suggestions from Lifetime Exteriors. We are also trying to get Sawtooth Roofing out to fix nail pops.

- **Association Manager's Report** – Kerry Ann O'Halloran, Assn. Manager

See report Shay covered for Kerry Ann because Kerry Ann had an emergency and had to leave the meeting.

- **Treasurer's Report** – Candace Brown, Board Treasurer see report

- **Landscaping Review** – Gerry Barra

The newly planted trees in the 4th Street tree wells need daily watering, especially during very hot conditions. Gerry asked the Owner on 4th Streets to please water the trees.

Election of Director

ACTION ITEM

1 Position Vacant –

One 3 Year term held by Shay Jarvis expired. There was a unanimous Vote of Acclimation for Shay to continue on the Board.

Opportunity for Discussion

Trespass & Security Concerns – comments, ideas, suggestions

Adjourned at 7:16

The meeting will be conducted under Robert's Rules of Order. If you wish to request an item be added to the meeting Agenda, please submit by 5:00 PM on Tuesday July 16th to:

Oneonta Board of Directors Attn: Gerry Barra, Secretary C/O KMO 15 NE 3rd Street Gresham, OR 97030 or kerryann@kmorealestate.com