

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

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

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

**Guest** – John Pedden, Lifetime Exteriors

Updated the Board on pending HOA repairs/Deck repair at 200 NE 5<sup>th</sup> 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 5<sup>th</sup> Street and graffiti removal at 230-240 NE 5<sup>th</sup> 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Irrigation timer lock has been replaced by Hummingbird.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 5<sup>th</sup>

Pending HOA Repairs/Deck Repair at 200 NE 5<sup>th</sup>

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 5<sup>th</sup> Street and a few on 4<sup>th</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> Street Gresham, OR 97030 or

[kerryann@kmorealestate.com](mailto:kerryann@kmorealestate.com)

**Board of Directors Meeting**  
**February 20, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street**  
**Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Guest** – Michael Gonzales, City of Gresham

Grant Opportunities for Street Tree Removal/Replacement

Central City Association

**Owner Requested Items**

**Reports**

**Secretary's Report** – Gerry Barra

Reviewed Board of Directors' meeting minutes from January 16, 2019. Minutes were approved with corrections.

**Treasurer's Report** – Kerry Ann

As of January 31, 2019, the Operating Account shows a balance of \$5,768.45; the Reserve Account shows a balance of \$67,827.85.

2019 Reserve Study & Budget Status-Shay and Kerry Ann met on February 19 to prepare the budget. The Board voted unanimously to raise the dues to \$325.00 per month in order to increase the Reserve Account.

Columbia Bank Loan Status –The Board agreed to use the \$20,000to help pay for the repairs on 200 5<sup>th</sup> Street.

Association Manager's Report – Kerry Ann-see report

President's Report – Shay Jarvis

**Unfinished Business**

Lifetime Exteriors – Status of Repairs-Pending HOA Repairs/Deck Repair at 200 NE 5th  
Status of Proposed Amended and Re-Stated Documents – Tentatively scheduled May 21, 2019 for the annual meeting for vote on documents.

Schedule Meeting – The Board wants Stuart Cohen to attend the meeting

The Board adjourned to enter into executive Session at 11:41 to discuss Hummingbird and KMO management contracts. Out of session at 11:45.

Contracts were signed for Hummingbird and KMO.

**New Business**

Owner Contact – the Board discussed creating access policy in the event of emergency/alarm sounding in individual units.

**Next Board Meeting - 3/20/2019**

**Adjourn**

11:46

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**Board of Directors Meeting**  
**March 20, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

No requested items

**Reports**

**Secretary's Report** – Gerry Barra

Review February 20, 2019 meeting minutes- approved with one correction.

**Treasurer's Report** – Kerry Ann/Rosemary Baum

As of February 28, 2019, the Operating Account had a balance of \$4373.45; The Reserve Account had a balance of \$58,974.81.

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

Budget for 2019 and notification of \$25 dues increase mailed to owners.

2019 Reserve Study is waiting for final from Equip Consulting.

Gutter cleaning and Lifetime punch list completed.

SW wall siding replacement to be completed in 2019.

Possible siding targeted repairs, if needed.

**President's Report** – Shay Jarvis

Landscaping-need to put more bark dust in landscaped areas.

Concern about problem with teenagers on skateboards and bikes being loud and unruly.

The Board thanked Gerry Barra for her work in securing \$1,000 from the City of Gresham to help pay for tree replacement on 4<sup>th</sup> Street.

Annual meeting July 1, 2019, tentative date.

National Night out is Tuesday, August 6, 2019

**Unfinished Business**

Lifetime Exteriors – Status of Repairs

Water Intrusion at 200 NE 5<sup>th</sup>

Cleaning of moss on deck fronts and clean windows, exterior.

Bark dust, scuppers, and garage lights. Need to get bids.

Contact Stuart Cohen to check his availability on July 1 for Annual Meeting.  
Status of 4<sup>th</sup> Street Trees. Check with City of Gresham to see if we can delay planting trees until fall.  
Schedule Annual Meeting

**New Business**

No new business.

**Next Board Meeting - April 17, 2019**

**Adjourn**

11:32

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:

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**Board of Directors Meeting**  
**April 24, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis 10:00

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

**Guest:** Rosemary Baum

**Owner Requested Items**

No requested items.

**Reports** 10:10

Secretary’s Report – Gerry Barra

Review 3/20/19 BOD meeting minutes-approved as corrected

Treasurer’s Report – Kerry Ann

As of March 31 2019, The Operating Account had a balance of \$2,357.79; the Reserve Account had a balance of 61,814.36.

Loan(s) – Confirmed there are 2 separate loan payments. The Board agreed to increase the 20,000 loan payment to \$400 a month.

Board to sign check(s) for Arbor Pro. Signed at meeting.

Association Manager’s Report – Kerry Ann

The 2019 Tax Return has been deferred until September 2019.

Bark dust will be applied May 8.

The Board reviewed the bid from Lifetime Exteriors for siding replacement on SW exterior wall. Need more information before making a decision.

Reviewed bid for exterior cleaning of surfaces and windows. Bids will be available to homeowners if they are interested in having this service. The Board will have the skylights cleaned.

July 23 or 24 for Annual meeting, pending availability of library room.

President’s Report – Shay Jarvis

Check status of 285 4<sup>th</sup>.Strret occupancy.

**Unfinished Business** 10:30

2019 Annual Meeting – review potential dates with Stuart Cohen.

**New Business**

**Next Board Meeting - 5/19/2019**

**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:

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**Board of Directors Meeting**  
**May 20, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

**Present:** Shay Jarvis, Rosemary Baum, Candace Brown, Kerry Ann O’Hallorin, Gerry Barra

**Owner Requested Items**

No requested items

**Reports**

Secretary’s Report – Gerry Barra

Reviewed April 24, 2019 Board of Directors’ minutes. Approved the minutes as corrected.

Treasurer’s Report – Kerry Ann

As of April 30, 2019 the Operating Account has a balance of \$4,250.68; the Reserve Account has a balance of \$64,940.80.

We are required to maintain \$50,000 in Reserve Account for the loan from Columbia Bank.

Loan(s) – payments will be \$1123/month on Loan #1; \$400/month on Loan #2.

President’s Report – Shay Jarvis

Need to put permanent locks on the gates to the west side yards.

The Board would like Mardy Stevens to come to the Annual Meeting and present the new Association documents with Stuart Cohen.

**Unfinished Business**

Cleaning Proposal from All Clean- Kerry Ann will send out information to owners.

2019 Annual Meeting – July 23 tentative, if Library is available.

**New Business**

Tentative Pot Luck wine and beer fest on July 13 starting at 4:00

National Night Out is August 6.

**Next Board Meeting - 6/26/2019**

**Adjourn**

11:50

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:

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**Board of Directors Meeting**  
**June 26, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office - 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

Discuss Transient Trespass, Theft & Private Property Signage – various owners  
Put on Annual Meeting Agenda-Trespass and Theft Safety Issues.  
250 NE 5<sup>th</sup> Street – clogged downspout; damaged cable lines-Alan has fixed the downspout problem.

**Acknowledge Rosemary Baum’s Resignation-** the Board has appointed Candace Brown to fill Rosemary Baum’s position until June 2020.

**Reports**

Secretary’s Report – Gerry Barra

Review 5/20/19 BOD meeting minutes approved with corrections.-

Treasurer’s Report – Candace Brown-

As of May 31, 2019, The Operating Account has a balance of \$7,377.10; the Reserve Account has a balance of 58,305.19.

President’s Report – Shay Jarvis-

Annual Meeting- confirm date and review Draft Agenda.

Association Manager’s Report – Kerry Ann-

Sent updated Owner and Resident Contact form to Owners.

Power washing completed.

Irrigation Backflow Test completed.

Window trim scrape, caulk and repainted 230 NE 5<sup>th</sup>.

Re-attach garage light at 230 NE 5<sup>th</sup>.

**Unfinished Business**

Cleaning Proposal from All Clean-waiting for clarification. Gerry Barra will contact.

2019 Annual Meeting Planning –Stuart Cohen to attend meeting to address questions from Owners. Proxy votes will be sent to those who cannot attend.

**New Business**

No new business.

**Next Board Meeting - July 17, 2019**

**Adjourn**

11:45

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:

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**Board of Directors Meeting**  
**July 17, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

Shay Jarvis, Candace Brown, Kerry Ann O Halloran, Gerry Barra

Mardy Stevens- guest

**Owner Requested Items**

No requested items

**Annual Meeting Preparation**

Proposed Amended & Restated Governing Documents – Mardy Stevens-

Mardy Stevens will review the process of revising governing documents. Mardy reviewed typos and minor errors in the documents. The Board discussed topics to present at the annual meeting.

The owners will vote on the Declaration. The Board votes on Bylaws and Resolutions.

Direction to Stuart Cohen re: what he should plan for-explaining the new insurance language.

Make copies/assemble packets

**Reports**

Secretary's Report – Gerry Barra

Review 6/26/19 BOD meeting minutes-approved with no corrections.

Treasurer's Report – Candace Brown-AS of June 30, 2019, The Operating Account has a balance of \$6,304.51; The Reserve Account has a balance of \$68,686.66.

President's Report – Shay Jarvis-

No report

Association Manager's Report – Kerry Ann-

No report

**Unfinished Business**

Tree Pruning- will contact Arbor Pro for a revised bid.

Proposed Garage Light Fixture for 200 NE 5 Street-

Will have Pacific Lamp order garage light for installation at 200 NE 5<sup>th</sup> Street

Authorized Lifetime to proceed with replacement of scuppers on NE 5<sup>th</sup> Street

**New Business-**

No new business

**Next Board Meeting - TBD** \_\_\_\_\_

**Adjourn**

11:42

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:

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**Board of Directors Meeting**  
**August 28, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

Jolly Request for Reimbursement of Insurance Deducible

The Board reviewed the Governing Documents regarding insurance coverage. The Association is not responsible for reimbursing deductible amounts on individual insurance policies.

**Reports**

Secretary's Report – Gerry Barra

The Board reviewed the July 17, 2019 meeting minutes and approved with corrections.

Treasurer's Report – Candace Brown-

As of July 31, 2019, the Operating Account showed a balance of \$5,706.45; the Reserve Account showed a balance of \$62,975.06.

President's Report – Shay Jarvis-

Shay wants the Board to consider getting a shade cover made for our driveway gatherings.

Association Manager's Report – Kerry Ann

Completed maintenance and repair:

Annual pest control

Tree clearing and pruning

Cleaning of Skylight exteriors

Bark dust

**Unfinished Business**

Annual Meeting Review/Follow-Up

**Governing Documents**

Execute Declaration w/ Notary – President and Secretary to Sign

Adoption of Amended and Restated *Bylaws* ACTION ITEM

Adoption of Proposed *Insurance Resolution* ACTION ITEM

Adoption of Proposed *Compliance Resolution* ACTION ITEM

The Board executed the CC&Rs with the notary. Candace moved to adopt the amended and restated by laws. Seconded by Gerry Barra.

Candace Brown moved to adopt the Insurance Resolution, seconded by Gerry Barra

The Board unanimously adopted the Insurance Resolution.

Candace Brown moved to adopt the Compliance Resolution, seconded by Gerry Barra.

The Board unanimously adopted the Compliance Resolution.

### **New Business**

**No new business**

### **Next Board Meeting – September 18, 2019**

**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:

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**Board of Directors Meeting**  
**September 18, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

Present: Shay Jarvis, Kerry Ann O'Halloran, Gerry Barra

**Owner Requested Items**

No owner requested items.

**Reports**

Secretary's Report – Gerry Barra

Review August 28, 2019 BOD meeting minutes approved as corrected.

Treasurer's Report – Kerry Ann O'Halloran-As of August 31, 2019, the Operating Account has a balance of \$3,399.22; the Reserve Account has a balance of \$ 65,783.23.

President's Report – Shay Jarvis

After some research, Shay found that a cover for our driveway events is not feasible.

Association Manager's Report – Kerry Ann

Governing Documents were submitted to the title company who will forward to county.

Garage light at 200 5<sup>th</sup> has been replaced.

Comcast will be reconnected at 250 NE 5<sup>th</sup> Street.

**Unfinished Business**

No unfinished business.

**New Business**

No new business,

**Next Board Meeting – October 16**

**Adjourn**

10:30

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:

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[kerryann@kmorealestate.com](mailto:kerryann@kmorealestate.com)



**Board of Directors Meeting**  
**October 23, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street**  
**Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

No requested items.

**Reports**

Secretary's Report – Gerry Barra

Reviewed September 18, 2019 Board of Directors meeting minutes-approved with corrections.

Treasurer's Report – Candace Brown

As of September 30, 2019, The Operating Account had a balance of \$2,533.73;  
The Reserve Account had a balance of \$66,157.64.

President's Report – Shay Jarvis

There is graffiti on old utility box at end of driveway. Will call Alan to paint.  
Christmas Cookie Exchange Saturday December 14.  
Will try to connect to Central City HOA.

Association Manager's Report – Kerry Ann

Kerry Ann will email the signed and approved Governing Doc and Resolutions to owners.  
Scuppers and downspouts have been replaced on 5<sup>th</sup> Street on the back of the building.  
Temporary roof repair at 200 5<sup>th</sup>.

**Unfinished Business**

Amended Governing Documents/Resolutions to be sent to Owners.

**New Business**

2020 Reserve Study Update & Budget Planning-will request a copy from Equip Consulting.  
Budget will be planned

**Next Board Meeting – November 20, 2019**

**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:

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**Board of Directors Meeting**  
**November 20, 2019**  
**10:00 - 11:00 AM**  
**@ KMO Office – 15 NE 3<sup>rd</sup> Street Gresham**

**MINUTES**

**Call to Order** – Shay Jarvis

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

**Owner Requested Items**

No requested items.

**Reports**

Secretary's Report – Gerry Barra

Review of October 23, 2019 Board of Directors' meeting minutes -approved as amended.

Treasurer's Report – Candace Brown-As of October 312019, The Operating Account shows a balance of \$3,908.23; the Reserve Account shows a balance of \$66,201.85. Riverview Bank has put a freeze on the Clients' Trust Account due to two fraudulent debits in October. As a result Kerry Ann will no longer be sending financial information through email. You may request a report from Kerry Ann and pick it up at KMO offices.

President's Report – Shay Jarvis

No report

Association Manager's Report – Kerry Ann

Board has approved funds for the rebuilding of the cricket at 200 NE 5<sup>th</sup>.

Pending repairs-

graffiti removal of utility box on Hood Street

Roof cricket re-roof

SW wall siding replacement

collector boxes where drainage issues were identified

barge board replacement, where needed

Gutter nail and interior nail pops

Possible siding targeted repairs, if needed

Amended and Restated Governing Documents emailed to owners.

**Unfinished Business**

Roof at 200 NE 5<sup>th</sup>

2020 Reserve Study Update and Budget Planning-two options- The 2020/2021 Update will be a Level II, including visual review of common elements and 3 client meetings.

Board unanimously approved a 4-year contract with Equip Consulting with payment over four years.

**New Business**

2018 tax return – Board member to sign

Insurance – Terrorism coverage (sign & return form)

**Next Board Meeting - TBD** \_\_\_\_\_

**Adjourn**

11:06

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**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 4<sup>th</sup> Street tree wells need daily watering, especially during very hot conditions. Gerry asked the Owner on 4<sup>th</sup> 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 16<sup>th</sup> 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)