

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

DRAFT 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 5th 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

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