

**Board of Directors Meeting**  
**February 15, 2023**  
**10:00 - 11:00 AM**  
**@ KMO – 333 N. Main Avenue #109 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

Review Board meeting minutes from January 18, 2023- approved as corrected.

Treasurer's Report- As of January 31, 2023, The Operating Account had a balance of \$3,574.97; the Reserve Account had a balance of \$67,198.14.

President's Report-Shay checked the governing documents to clarify for insurance for coverage of internal/external responsibilities for repairs. The governing document states it is the Association's responsibility to cover repairs from the studs out.

The Board agreed to hire landscaper, Valley West. They will schedule property cleanup and irrigation repair.

**Finished Business**

**Unfinished Business**

Maintenance

Garage lights- Pacific Lamp will offer a proposal to replace lights on garages

Moss on Stone Walls at Driveway – Alan/Jason looking at Alan will look at proposal to do a thorough power washing plus separate bids for walls.

Landscaping Proposal Status

Brian from Pete's is available to meet 20<sup>th</sup> – 24<sup>th</sup> approved

Irrigation Repair/Leak Status

Annual Water Reimbursement

Winter Weather Services waiting to hear from them.

Status of HOA Claim – water damages from 230 NE 5<sup>th</sup> Street claim is closed.

Insurance – new agent assigned. The Board will schedule a meeting with the new agent.

HOA Management Contract Extension to June 2023

2023/2024 Reserve Study & Budget

Review Operating Account Budget 1<sup>st</sup> draft. Phone conversation with Caleb reviewed last year. The budget was approved with the dues increase factored in.

**New Business**

No new business.

**Next Board Meeting -** March 15, 2023

**Adjourn-11:14**

Adopted 3/22/23 Board Meeting