

CROA ANNUAL MEETING JUNE 15TH 2015

Troutdale Library 6:30pm

AGENDA | MINUTES

Call to order

PRESIDENT REPORT

- Director Quorum met.
- Past minutes approved.
- Past Business - 3 BIDS
- BOD vote for sidewalk bids
Sidewalk extension granted by city of Troutdale - until the middle of August to get it completed. Sidewalk repair and grinding will replace the panel where the city complained and 1 by the monument.. Will need to have a tree removed to repair the sidewalk. Sidewalk Repair and Grinding Company met with Sally and she showed him where the concerns are. His company made a map of the areas. It appears that the first bid provides a lot more areas, but the company failed to come out to see the site the city was concerned about. Vote for Sidewalk Repair and Grinding Company at \$2,455.00, not including the permit which is \$50. One homeowner on Montmore wanted to jump on board and have their section included in the repairs for \$100. Sidewalk and grinding took the bid.
- BOD vote for fence bids
Fence tear out locations - both side of the bio-swell, down both sides of Daybreak pathway and one small area on Berryessa. Sandy fence - their bid is \$1700, they will discount \$200 if we wait until November. The other company is Keep It Local at \$1600 and he will leave reusable wood at the end of Sally's house for homeowner to use (no extra charge). Keep it Local took the bid
- A letter was sent out to 4 homes on Daybreak pathway explaining that in the first or second week in July the HOA fences would be coming down. Information was also in the newsletter.
- BOD vote for valve repair-Emergency e-mail Director Meeting
A broken water valve at the monument had a few owners concerned that the grass is dying. Due to an unusual heat wave. E-mail meeting (emergency) approved a \$225 valve repair bid from DJ's. Bid from Portland Sprinklers came in \$25 higher. Cheaper to go with the DJ's, he works for Pro-Blade, the company that does our landscaping. Will schedule work for June 19th.
- It's been challenging to get Bids from contractors.
- The best/biggest meeting was in March when people complained about the trash from the kids. The school will have a campus monitor cruise the neighborhood in a golf cart monitoring students this coming school year. If no improvement.. Sally will bring them all back for another meeting.
- Facebook is working better; people are using it to communicate about lost animals, garage sales etc. The newsletter is back and is helping. Keeping communication flowing helps prevent problems. Thanks to Sally Wright for getting/keeping the newsletter going.

SECRETARY | BOOKKEEPER REPORT

- Annual state of financial affairs of CROA
- All dues are in, except for 2 (late fees). No outstanding dues needed to be turned over to collections.
- We are in line with 2015 budget expectations.
- Water bill doubled since 2013 – 2014.

- 2013 water bill - \$4200.00 vs 2015 water bill - \$7400.00.
- Reserve Account
- Is in place. At the end of the year the directors will see if any monies over general funds cushion can be transferred into the reserve account.

COMMERCIAL REPORT

- No reports, mentioned there is night security.

MULTI-FAMILY REPORT

- Mail room hit with a truck, soon to be repaired.

ACC REPORT

- 1762 SW North Star Loop, Roofing, approved
- 1854 SW Montmore Way, Play structure and fence, approved but stop order applied
- 1933 SW Daybreak Way, Storage shed, approved
- 1840 SW North Star Loop, Gate, approved
- House on Daybreak (facing Berryessa) wants to paint fence dark brown, not approved.

LANDSCAPE REPORT

- Discussion about how much watering is needed, since there were some soggy places. Wayne will check for leaks and set watering at 4/5am. Does it need aerated? Tana informed the board. If you fix an irrigation leak the City of Troutdale will reimburse or discount 50 percent (?). The landscape committee will look into this
- Considered putting French drain in when fencing comes down. This will be discussed with DJ.
- Sally Savidge bought two no trespassing signs for the wooded area by the bio-swell. By labeling the area the police can issue trespassing order. The area is common space for owners, and is CROA property. Transients and teenagers are loitering and camping down in the woods. If owners see those happenings please Call police.
- Abandoned cars
- Call the non-emergency phone number. They are supposed to be movable and if it has a flat tire, it's considered abandon.

Ken Cook added as a director by acclamation.

Director position election results

- *Wayne was the Chairman of the Elections*
- Votes for President: Sally Savidge - 4 votes,
- Votes for Secretary: Ken Cook - 4 votes.

Special recognition presentation~~~~~

- The directors presented Susan Johansen with a bouquet of flowers for her dedication and hard work. She will be missed.
- An additional Thank You went to Sally Wright. She has volunteered to write our newsletter. We need to send the newsletters to all residents - not just owners. It's hard to follow the rules when you don't know what they are. Just an addition 20 newsletters
- Sally Savidge presented Wayne Schultes with a plaque for countless hours of dedication to the CROA. I think he was pleased.
- Sally Savidge offered up tags for reminding neighbors to put their garbage cans away (out of sight).
- Appreciation was given to Sally and Susan for creating stability and positive meetings. The owners appreciate the time they've put into getting things up and running.

Adjourn Meeting

Next Meeting July 20th