

CROA Meeting Minutes

February 9, 2016

President Report

2 trees fell in the bioswale. David with Keep It Local was hired to help with the cleanup for \$300.

Our bookkeeper was let go by Davis&Graves for downsizing. Prior to that, bookkeepers had access to our bank accounts. So given that there is a new bookkeeper (Krista DuBois), Sally and Ken have taken over control of the accounts and Ken is paying bills and monitoring the balances.

Sally took all paper files home to scan/digitize in hopes to be paperless by the end of the year.
Records will be kept from 2009.

Lot 27 has paid on the account and is current, but the trailer is still there. The board will follow-up with the attorney for advice on next steps. The Directors discussed the need be consistent with follow through on enforcement. It's possible a lien will be applied if lot 27 continues to be non-compliant.

Discussion about multiple cars in front of a house. Board does not have grounds to take action as no CCR's are being violated. Neighbors are encouraged to talk with their neighbors about their concerns. It was suggested that in the next newsletter a gentle reminder be included to homeowners to be considerate of the parking needs of neighbors.

Secretary Report

Taking over the accounts has made it easier to monitor the CROA accounts, and manage dues coming in. Only 40 lots are late paying dues. Late fees begin March 1, and the next step is to send a statement letter with late charges invoiced to those unpaid lots. Account balance reported to be \$125,000.

Roger Commercial Report

Roger shared the light is up to illuminate the stairwell to the apartments. Additional improvements will occur on the backside of the property. Lights will be retrofitted with LED lights, which will be a 70% cost reduction. Currently 4-5 vacancies, and no new tenants coming in. It's been a severe winter, some tree damage and roof leaks. So, efforts will be to continue to improve the property.

Nicole Apartment Report

Nichole said they cleaned out their storm drains. She also asked if we had a plan to clean out the bioswale this year.

The board talked about the bioswale and discussed the effectiveness of the structure. It's helpful when people help clear the drains to allow the water flow in the bioswale. The group discussed how to help secure trees to help prevent damage. Proposed action - get bids for work in the bioswale, and maybe put the clean up on a schedule.

ACC report - A few reports came in. One neighbor re-doing a roof, another copy for the painting of a house.

Landscape Report - There was some damage from cars going through the grass (on Sturges). Wayne worked on repairing the grass and it should be good within about a month. Questions were brought up about the frequency of police patrolling the neighborhood. Since Multnomah county took over the Troutdale police Department it seems that patrolling our neighborhood has dropped off. It was suggested that we remind homeowners that keeping their porch light on at night might help decrease crime.

It was proposed that Brien's wife Myra join the ACC. He will check with her and let us know.

Meeting adjourned.

Summary of Actions:

Contact Attorney re: enforcement on Lot 27

Get Bid for Bioswale work

Ken Cook

Secretary CROA