

GLENWOOD PLACE HOA BOARD MEETING MINUTES

Date/Time: 3/8/24

Summerplace Clubhouse, Klickitat Room

OPENING: Judy opened meeting and roll was called. New members were introduced.

ROLL CALL; Board Members Present: Judy Evans (Chair), Marcia Andri (Landscaping), Anne Crockatt (Secretary) Georgia Gates (Treasurer)

RESIDENTS ATTENDING: Ashleigh Norment, Nancy Stathas, Carol Hunt, Sunni Walton, Nancy Earl, prospective owner of Unit 102, Bob and Suzi Dragoon, Cathy Rodgers, Sharon Fraley, Diane Larson Melissa Hayden, Joan Starkey, Roy Hyer, Kitz Anderson, Mercedes Fullerton,

MINUTES OF PREVIOUS MEETING APPROVED

BOARD REPORTS:

Chair, Judy Evans, see attached

Treasurer, Georgia Gates, see attached

Landscaping, Marcia Andri, see attached

Maintenance, Marcia Andri & Gary Hall, see attached

Marcia reported that we had over \$3,000 in landscape damage from the winter ice storm.

To avoid another large increase in dues, because of aging of our buildings, A motion was made to forego window cleaning (\$6200 budgeted for this year) at least for this year. Marcia will contact window cleaning companies and provide a list of vendors. Residents can contact vendors to have windows washed.

Two or more units together could possibly get a better price. Marcia made the motion, Anne seconded... Motion approved unanimously.

Georgia mentioned that our reserve study calls for a chemical spray of all chimneys to preserve the mortar. We are five years overdue. She reports that the cost is approximately \$100,000.

FINANCIAL REPORT 2/29/2024

OPERATING:

On Point CU

\$ 21,680.00

\$21,680.00

RESERVES

Umpqua		
	2110	\$109,283.00
	4869	\$159,755.00
Homestreet		\$ <u>5,288.00</u>
TOTAL:		\$296,006.00

Units for Sale:

Unit 102 has offer.
Unit 81 is for sale.
Unit 97 is for sale.
Unit 81
Unit 50 will close this week.

COMMITTEE REPORTS:

Recycling: Sunni Walton reported that the recycle started out at once a month. Now all the time at man doors. Much more material is now being collected. New items have been added.

Tama October gave an updated recycle report. Recycling had two car loads in first trip. She clarified that there should only be one poster in each building lobby. New posters specify that recycling may be left daily for weekly pickup by specified man doors. The board voted to allow this until the end of March as a trial run and to revisit at that time.

Finance; Ashleigh Norment provided status of deposits, new post office box. She picked up mail there for the first time yesterday.

UNFINISHED BUSINESS:

Break-ins/Vandalism: Residents need to report crime to the Board by AVR and attach a police report. Portland Police line, non-emergency is:
www.portlandoregon.gov/police/

New resident requested more advanced plug in his garage and had presentation for the board, including a proposal from Adrian, our electrician, who will soon have cost estimate. The problems that our garages are not metered separately. HOA pays for electricity. Resident reports that cost is 4cents per kilowatt hour. What is the additional draw for EVs going to do to our electrical problems. We now have three EVs and are paying for their charging. State mandate for electric cars only being sold is effective in 2035.

NEW BUSINESS:

Georgia's letter of resignation accepted. Motion made by Marcia. Seconded by Anne. All approved. Motion made to accept Ashleigh Norment as treasurer. Anne motioned. Marcia seconded. All approved.

Technology Committee to be led by Claudia Lashley, assisted by Sunni and Melissa

Safety Committee to be headed by Cathy Caricchio.

It was announced that Roger Flint, 971-279-4485, homeowner in Summerplace will install timers for outside lights.

When a new contact list is made for bulletin boards, police non-emergency number to be added.

MEETING ADJOURNED 11:39

Respectfully submitted,
Anne Crockatt, Secretary

ADDITIONAL INFORMATION FOR RESIDENTS:

PREVIOUS MEETING MINUTES LOCATED IN BINDER IN THE LIBRARY.
NEXT MONTHLY HOA BOARD MEETING WILL BE ON APRIL 12, 2024.
VOLUNTEERS ARE ALWAYS WELCOME.

**GLENWOOD PLACE HOA BOARD MEETING
AGENDA**

March 8, 2024 – 10:00 a.m.
Summerplace Clubhouse, Klickitat Room

OPENING:

- Welcome, Introduction & roll call
- Adoption of minutes

BOARD REPORTS:

- Chair – Judy Evans
- Landscaping - Marcia Andri
- Maintenance – Judy Evans
 - Gary Hall
 - Marcia Andri
- Treasure – Georgia Gates
 - Ashleigh Norment
- Secretary – Anne Crockatt

COMMITTEE REPORTS

- Recycling – Tama October3

UNFINISHED BUSINESS:

- Recruit Board Member
- Collection of Assessments and Enforcement
- Maintenance Issues:
 - Assigned Duties
 - Doorbells
 - Christmas Lights
 - Pressure Washing and Window Cleaning
- Electric Vehicles: Resident to speak
- Update By-laws to reflect the current Oregon laws

NEW BUSINESS:

- Accept resignation of Georgia Gates
- Responsibilities of Treasurer
- Technology Committee
 - Liaison to Board and Summerplace
 - Forms available to the residents of Glenwood
 - Future website

- Safety Committee
 - Report Security Issues
 - Online police report: portlandoregon.gov/police/cor/
 - Summerplace *Neighborhood Alert* form online

ADDITIONAL INFORMATION FOR RESIDENTS:

- Previous meeting minutes located in binder in the library
- Next monthly HOA Board meeting will be on April 12, 2024
- Volunteers are always welcome

QUESTIONS AND ANSWERS:

ADJOURNMENT:

Chair's Report – March 2024

Board members, this is a volunteer position and each member is assigned to a specific task. Meetings will be conducted in a civil matter with the intention of resolving issues within the community.

Legal:

- Unit 139 – Under Estate's legal counsel
- Use of Property resolution - Do you want Samantha to hold off on this while we work on the restatement? If we do the restatement then the rules these types of restrictions would be included in the rules and in the best format possible. This would be her recommendation, but it would mean that we wouldn't be adopting a policy for several months. The alternative is that she could revise what we have drafted now and get those adopted and then revised later when we redo the rules after the restatement.
- Assessment & Enforcement resolution – Attorney recommends new set of rules along with collection policy, enforcement policy and fine schedule as well as rules for the community. ARC rules would be accomplished in the rules as well.

Legal Billing for period ending on February 29th: \$1793.00

Submitted by; Judy Evans

Landscaping Report - 3/8/2024

- Met with Simple Lawn & Landscaping on 2/29 and walked through Glenwood and discussed landscaping needs and a contract proposal.
- East & West has done extensive trimming, pre-emergent weed control and sprayed the photinia along the highway wall.
- East & West repaired the low and wet area between building 5 & 6. We are asking residents to not walk in that area until the grass is established.
- The winter storm has been hard on many of our shrubs. As the weather improves we will be able to determine if some shrubs need to be removed or just trimmed back. If we need to remove dead shrubs, they may not be replaced. Replacement will be determined by need or we may fill the space with perennials that can be divided from perennials that we have on the property.
- Canadian Hemlock was planted at the corner of building 19.
- SaveATree is recommending two Douglas fir trees need to have multiple hanging branches and storm damaged limbs removed. Remove the leaning Alaska cedar located at the southwest corner of building #7 and the damaged limb from the birch tree located near building #21, \$3,278.
- SaveATree is recommending that the Doug Fir and Big Leaf Maples receive a subsurface injection of nutrients and help to aid in root system development and storm/excessive summer heat recovery. \$1,121. In the event of a large tree falling, SaveATree should be called and they will have a crew out ASAP.

Q1 2024

- Photinia planted along the back wall.
- Irrigation will be started and tested for issues on 3/18. Waiting for clear direction from the water bureau regarding water pressure testing.
- The drip irrigation in front of building 10 will be replaced with an in-ground irrigation system this spring.
- Sav-A-Tree will treat birch trees for birch borer.
- East & West will relocate some of the rocks in the dry stream bed to enable the water to better drain. The Alaska cedar that is at the corner of building 21 will be secured.

Marcia Andri

Maintenance Report – March 2024

1. Roofs - Building 2

Sawtooth Roofing began this job yesterday - March 5th.

Building 1 will begin after this has been completed.

2. Water damage - Cabinets in Building 2 / Unit 16- Fran Johnson/ will be evaluated after the new roof has been installed and will determine what kind of repair/replacement will need to be done

3. Ceiling Repair - Building 6 / Unit 40-Mercedes Fullerton

Kevin Nelson with Charter Construction has been out to access the damage and I have received his bid for the work to be done.

I have also reached out to Douglas and Tim and have asked them for a bid on this as well. I don't know if this is a job that they will want to do but have asked them.

Once I hear back from them...I will present either the bid from Kevin and /or the bid from Douglas and Tim. More to come on this.

If the board gives the ok to go with Charter Construction, this won't happen for about 2 weeks for the work to begin.

4. Pagoda Lights / Circuit Breaker - Building 6 / Courtyard Area

Electrician has been out and has taken care of the dedicated circuit breaker issue.

Electrician will be out on March 7th to still do the needed investigating of where this short is with the Pagoda Lights.

There are 22 Pagoda Lights that will be replaced.

Gary Hall