

## **SLHOA BOARD MEETING MINUTES**

**September 16, 2020**

**Zoom Meeting**

**6:30 p.m.**

### **Present:**

**Board Members:** Kimberley Wilson, Joan Codd, Randy Perry, Sharon Nuss, Andy DeMers, Monty Montgomery, Tiffany Wheeler (phone)

**HOA Residents:** M. Alan Hebert, Rose Jungkind, Kevin Banton, Rachel Costa, 503-351-3712, 503-579-8069

### **Call to Order:**

President, Kimberley Wilson called the meeting to order at 6:35 p.m.

### **Minutes:**

The Minutes of the July, 2020 SLHOA Board Meeting Minutes were approved.

### **Financial Report:**

Treasurer Randy Perry reported that all of the SLHOA accounts have now been moved to the CAP Bank Account at NW Bank. In addition, Kimberley reported that the SLHOA PO Box is still active and needs to be closed so that future SLHOA mail will be sent to CAP.

### **Committee Report:**

The Architectural Review Committee has approved a new roof request after the confirmation of the new product standards. Also approved were the DeMars request.

### **Manager's Report:**

The Manager's Report was presented by Sydney. She said CAP has continued their walk throughs to assure compliance. They are also looking into various vendors for the flower baskets. There have been some complaints that the flower baskets seem to be dying. Monty encouraged all to talk to neighbors about not parking under the flower baskets as the watering truck can't reach baskets. The current issues with ProGrass are being dealt with and all seems to be working well. Sydney has encouraged any residents who have issues to email her directly.

### **Old Business:**

The mail box cleaning has been completed and to date there have been no complaints about the quality of the work done.

The hanging baskets contract for next year as well as the Oregon Grape issue on North Dakota will be handled by Sydney and CAP. Regarding the Oregon Grape bushes, Sydney responded that ProGrass knows they haven't completed the project as it will be a very expensive project. Sydney is working on a bid from another company. Monty restated that he and David had walked with ProGrass and the work was in the original contract.

**New Business:**

The Board agreed that there needs to be a study about our reserve fund and the common areas (fences, signage, light posts, etc.) that the SLHOA owns and what maintenance needs to be planned for. Rose Jungkind and Wayne McCroskey indicated they don't remember any previous study of this kind being completed. It was felt that the Fotheringham attorney may have that information. Tom Force suggested that the Board also consider earthquake insurance.

Kimberley thanked Monty for editing the suggested list of fines. All felt he had done a terrific job. Non board members can request a copy by emailing [summerlakehoa@gmail.com](mailto:summerlakehoa@gmail.com). Additional comments are requested prior to next board meeting. It is hoped that we can work on reducing the number so that they will make sense for the SLHOA. Kevin and Tom volunteered to work together to edit the document.

Wayne asked a question about fines and if any had been sent to residents. Kimberley responded and said fines have not been sent and it is the SLHOA Board members that would make the decision to apply any fines.

The meeting was adjourned at 7:30. There was no Executive Session to follow.