

SLHOA BOARD MEETING MINUTES

January 20, 2021

6:30 p.m.

Zoom Meeting

Board Present: Kimberley Wilson, Joan Codd, Kevin Barton, Randy Perry, Denise Crabtree, Andy DeMars, Shawn Montgomery (Monty), Sharon Nuss, Tiffany Wheeler, Wayne McCroskey & Michelle File, CAP (replacing Sydney)

Residents Present: Allen & Paulie Hebert, 503-641-3309

Call to Order:

President, Kimberley called the meeting to order at 6:35 p.m. In addition, Kimberley introduced Michelle File, who replaced Sydney, and will be our CAP liaison.

Review of Minutes:

The October, 2020 minutes were approved as submitted

Financial Report:

The Financial Report was presented by Randy Perry, Finance:

Operating: \$11,339.20

Reserve: \$23,107.58

Dues in arrears: \$1,103.26

Expenses over budget: \$420.93

The variance in the budget this month was due to landscaping for both December and January was billed this month, office supplies and newsletter cost.

Residents who are in arrears in dues payment will be contacted this month.

The Financial Report was accepted as presented.

Committee Reports:

1. **Schedule of Fines:** The Schedule of Fines was reviewed by the SLHOA Board and approved with spelling corrections. The document will now be sent to the attorney for review. It is anticipated that the final draft will be included in the packet sent to residents in preparation for the March General Meeting.
2. **Earthquake proposal:** This agenda item has been tabled until the February meeting.

Manager's Report:

Michelle confirmed the new landscaping company was in place and feedback received to date has been positive.

The next newsletter to be published in February was discussed and will include the new proposed budget.

A bid for the Reserve Study was presented. Certa Building Solutions has proposed a two level study. Level 1 includes an on-site study that will encompass the wall, mailboxes, five walkways as well as development of the draft and revised draft study. Level 1 cost is \$1850. Level 2 study is an update of the Level 1 document one year later. A reserve study is needed to fulfill a requirement in the SLHOA CC & R's as well as ascertain the appropriate reserve amount. A question emerged as to whether the Board can approve the cost of the study taken from the Reserve Account. Tiffany suggested that we wait for another bid before we commit to the Certa Building Solution bid.

The issue of the hanging baskets was also discussed. **Michelle** is aware of the concern the members have about the cost and the time period they are up (Memorial Day to Labor Day). She will do some research and have a report for the February meeting.

Old Business:

The continued frequency of rats in the area was discussed. The February newsletter will again highlight the concern emphasizing that residents do not put out nuts for the squirrels, and not feeding wild animals. Michele will research the city code about feeding animals.

A reminder that the former PO Box for the SLHOA closed on January 31st. Any correspondence, including dues payments, need to be mailed to the CAP Office at:

Amart SLHOA
C/O Community CAP
12190 SW 1st Street
Beaverton, OR 97005

There was a question about the website. Kimberley said that the URL has been paid and that the website has been paid annually. In the past, Kimberley has paid the invoice and been reimbursed when she submits the receipt.

NEW BUSINESS:

The CC&R needed revisions were again discussed. Currently they have been created in a PDF format for easier revision. A committee needs to be formed to update the document as if we gave it to the attorney for revision the cost would be \$10,000. It was decided the Board will go section by section over the next couple of years to address the update. Michele will get CAP to weigh in on this project and report back in February.

As in previous years, the agenda for the March meeting will be the selection of Board members. The ballot will include current members willing to serve again and opportunities for new volunteers to emerge. From among those volunteers the positions of President, Treasurer and Secretary will be determined by the volunteer Board. At this point the positions of Treasurer and Secretary will be open. This need will be published in the February newsletter.

OWNER OPEN FORUM

No item was presented for consideration.

The meeting was Adjourned at 7:15 p.m.