

SLHOA BOARD MEETING MINUTES

August 15, 2018

Location: Sharon's Office

Present: Tiffany, Kimberley, Monte, David, Sharon, Joan – Board Members; and resident, Judy

Absent: Denise

Review of Minutes:

The minutes were approved after the July compliance issues were moved to the Executive Session area.

Treasurer's Report

The Financial Report was presented by Kimberley. She reported that as of one (1) week ago, only thirty-three (33) residents remained outstanding in their SLHOA dues amounting to \$2,600.00. There are twenty-seven (27) residents whose dues are late, and one (1) resident whose dues is six (6) years in arrears. Reminder invoices have been sent to this resident multiple times with no response.

In addition, Kimberley reported on the SLHOA Funds. They reflect the following balances:

Checking: \$6,711.11

Reserve: \$23,026.68

Invoices paid included:

Gardener's Choice: \$975

Insurance: \$2,380.00 (this includes the common areas, walls, and mailboxes)

A discussion regarding Mario (the landscaper) was moved to New Business.

Old Business

The Lending Library suggestion will be moved to September after the Book Club holds its next meeting.

The possible neighborhood CERT training was also tabled. David gave Kimberley the name and contact information for the Tigard CERT trainer.

Kimberley also reported that she had taken the photos of the Summer Lake entry area but had not yet sent to Gardener's Choice for bid.

Regarding the SLHOA newsletter, it was reported that Denise will be at the next meeting where we will discuss content possibilities. October was the month chosen for the next publication.

Possible ideas for inclusion included: information regarding approved roofing materials; the need to notify the SLHOA Board about exterior improvements; Garage Sale update; winterizing homes; and helpful tips.

Judy, our resident archivist, reported that she was having some difficulty with scanning. Specifically what old documents to save. The Board determined that any old insurance documents over ten (10) years old are irrelevant and need not be saved.

New Business:

Monte reported that he had tried to speak with Mario over the phone, but that he felt he needed to have an “eye to eye” conversation for a more positive interaction. Monte did verify that Mario does not have business insurance. While he has good rates he does not carry insurance. Kimberley suggested that Monte continue with an “in-person” conversation that would include a Board decision that in order for Mario to continue to the SLHOA landscaper he would need insurance or else we would terminate the relationship with him. Monte will give Mario 30 days notice ending September 18, 2018. Monte also has another possible resource for landscaping and he will ask this person for a bid.

Because of a reoccurring roofing issue, the Board authorized Kimberley to have the SLHOA lawyer, draft a compliance letter to send. The Board approved the letter which was subsequently sent. The Board also discussed giving a copy of the SLHOA roofing requirements to the most frequently used roofing companies to assist the residents in selecting the appropriate materials. The possibility of the Board also suggesting specific vendors was discussed. In addition, a change in roofing standard was posed as a possible future agenda item for discussion.

With no further agenda items the meeting was adjourned to Executive Session.