

Summerfield Townhouse HOA #3 Minutes
May 18, 2022
Board Meeting

The meeting was called to order by President Dan O'Brien at 1:00 PM.

Board members present: Dan O'Brien, President; John Trant, Vice President; Nick Morea, Treasurer; Shirley Norton, Secretary; Bob Cline, Director, Landscape Chairperson; Emery Phillips, Director, Maintenance Chairperson, Gail Pemble, Director at Large. Community attendees, Rusty Debord, Laura Gordon, JJ Gattuccio, Dianne Phelps, Sue Lorain, Rena Irwin, Carol Livengood and Colleen Pompel.

President indicated there were correction to the April minutes. Two items had been removed as requested. Director Cline made comments about the number of directors to be on the board. He suggested having 7 rather than 5 to get more members involved. A neighbor questioned going to an attorney for advice of items before the board. Director Cline suggested community members be referred to as 'neighbors' instead of referring to them by name in the minutes. Another neighbor indicated that some might want their names included and should feel free to state such for the record. A member suggested a correction should be made adding an executive session was held. At first there was a discussion regarding whether this session was held. The discussion then moved on to the topic of the session and its resolution. The HOA had received **fraudulent** notifications from City of Portland and Multnomah County regarding \$17,000.00 due for income taxes. Treasurer Morea noted the issue had been resolved. It was a scam.

President stated the next board meeting will be June 15th at 1pm. President wants to establish a committee to review parking issues to generate a discussion on community parking policies if needed.

Vice President Trant spoke again about the homeowners earthquake insurance deductible. He went back and double checked and it is 15% for each unit. He read a prepared statement regarding his resignation as Vice President on the Board of Directors effective July, 2022. President O'Brien thanked John for his years of service on the Board of Directors and for the many projects he accomplished toward the operation and maintenance of the HOA.

Treasure Morea report: Assets as of April, 2022: \$17,428. Income; \$17,239. expenses. Reserve total = \$411,640. Reports of financials were distributed to board members. Discussion concerning overextending the current maintenance budget because of the painting project. Was pointed out these overtures are the result of the paint project and should be coming from the reserves.

Maintenance report: Discussion concerning the painting project. There were discussions regarding gutter cleaning, overflowing gutters etc. The dry rot identified by the earlier survey is scheduled for repair in time for painting to begin.

Landscape report: Rain or Shine is continuing with the landscape work and are maintaining the area. Bob walked with Tom and pointed out what needs to be done before painting begins mid-June. Discussion regarding tree

inspection and removal. Bob has copies of the recommendations from the company. Gutter cleaning issues. Maintenance submittal forms needs to be accepted by the board of directors. Current submittal was approved.

Social Committee report: The committee has paused the wine Wednesdays. Is working on having special events. Will keep members informed as items are planned and scheduled.

Bylaws Committee report: They're preparing to advance the amended and restated bylaws to the Board after a review by an attorney. Consideration for an attorney to present a brief primer to the board about their duties and responsibilities as well as a presentation of the completed bylaws is being explored.

Meeting was opened to questions/comments/discussion.

Meeting closed 2:52pm

Submitted by: Shirley J. Norton, sec.