

# CHOA Board Meeting March 13, 2024

Randy called the meeting to order at 2:30

Board members present: Randy Hitz, Bob Bush, Karen Siegel, Sandie Maki, Packard Phillips, Mary Fieweger, Shirley Hoem, Robin Schulz, Marilyn Ellwood,

Others present: Steve Chinn, Mike Chinn (via Zoom), Michelle Bell (via Zoom), Cheryl Barnum

The draft of the January minutes were approved as submitted.

Open Forum – No comments

## 2:35 Open Forum

Questions from Resident Attendees – 2 minutes maximum per person

\*\*Treasurer's Report –**Sandie Maki**

**Progress on one home behind on HOA fees.**

President's Report

**See report from Randy**

Property manager report

**See Steve's report.**

**Karen to send some photos about paint areas not holding up**

**Reviewing super high end paint for tops of fences. What would be extra cost.**

**Keypads will be used for pool entrances. Considering keypads for other locked areas**

**Moss abatement will be started immediately**

## 2:50 Old Business

- Committee Updates
  - Pools/Bathrooms- Packard. Added a coat rack
  - Rec Hall C- Packard. Discussion of water aerobics. Currently working policy is that no charges are allowed for using the pool. CHOA residents may use the pool at any time. **Randy and Pack to review and come back to the board.**
  - Landscape- - See Karen's report below
  - Welcome- Mary
    - Meet and greet is going well. Working to get reminders to new residents
    - Working on Summer Social – probably going to be in August at the Pavilion, plus the dining room.
    - Respite program – companion program to give the family break.
  - Neighborhood Watch—Shirley Looking to update list of Neighborhood Captains. Looking at safety concerns Shirley to write
  - Emergency Preparedness—Marilyn **See report** .Also looking for volunteers 3 neighborhoods have no coverage. **With Shirley, will draft an article for the Villager.** Working with Shirley – lots of overlap.

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- Architecture committee—Bob
  - 1. After an active year last year with many projects, we are off to a slow start this year with only a handful of projects so far.
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  - 2. We will have a first painting meeting for the homeowners in Area A scheduled for Wednesday April 17 at 5pm at Rec Hall C. Steve has the paint cards. We have some tidying up to do on the letter and announcements.
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### 3:35 New Business

- Corporate Transparency Act
  - Board members will have to provide their personal identifying information (name, date of birth, address, driver's license and/or passport).
- Preparation for the annual meeting See Randy's report – Board to get ready for the Annual Meeting.
- Annual Meeting is 6:30 on April 22, 2024
- Randy to provide notice of meeting.
- Board members to provide Randy with meeting slides, by Monday, March 18
- Mary, Robin and Sandi to coordinate food and drink for annual meeting
- Deductible on homeowner insurance. Discussion ensued. Action delayed. Sandi to continue to work with process.

Executive session: Started 4:18

Executive session: Ended 4:24

Meeting Adjourned at 4:25

Separate reports are below.

## President's Report

**March 13, 2024**

- Bylaws passed on February 14 (thanks everyone) and were edited by Sandie the next day. The bylaws were recorded by the County Clerk's Office on February 21. A hard copy is filed in Rec Hall C and an electronic copy is in Dropbox.
- Seven messages were posted.

### **CCC HOA President's meeting, March 7:**

#### Safety and Security

- Coyotes are back. We have captured one and continue to monitor.
- Serious vandalism case. Paint sprayed political messages on sidewalks and a mailbox by a resident. He has been arrested. All related costs are being tracked (est. \$5000) and we will seek funds from the perpetrator.
- No break ins or other major issues.

#### CCC updates

- More activities taking place and it is (in a good way) stretching the staff.
- Working to get signs up on buildings. There will be directional signs soon.
- Still exploring how to improve the parking situation.
- Sports Center is progressing. Large slabs being poured now. Should be done in June or July
- Dock almost ready. Starting a waiting list for paddleboat space.
- Edith Green work is almost finished.
- The retail building owner is looking at improving it to match our activity center.
- We need to get residents to stop propping open doors on the activity center or clubhouse. Need to encourage everyone to get a fab.
- Require a fab to get into the RV lot.
- We have cameras in the buildings and around them.
- Residents may put up only one political sign per home. 25 days prior to the election and must be removed after the election.
- City is pruning trees on French Prairie. Tree roots are causing a lot of expensive problems with the irrigation system. Determining how/if to replace trees.
- Sidewalks on French Prairie belong to the City and we are working with them to get them improved and/or closing off two lanes of the road for pedestrians, golf carts and bicycles.
- Mayor is coming to CCC on April 4 to talk about development of Wilsonville Town Center.

#### Tolling

Plan A: stop tolling by having a statewide vote. Need 180,000 signatures to get it on the ballot. Plan B: If tolling succeeds, we will seek a tolling waiver for CCC residents going to Wilsonville. Current plan is to start tolling in 2026. See [votebeforetolls.org](http://votebeforetolls.org) for more information.

#### Other Issues

- Getting contact information from all members. It does not seem to be a big problem, but a few people refuse to give their information.
- 2040 committee. Looking to the future of CCC. Will make recommendations this spring.
- Question about painting homes. No HOA requires painting more frequently than 7 years. Some go up to 10 years.

## Property Manager report

System for logging all CHOA calls/requests.

Dropbox. Up and running C&S is the administrator.

Insurance claim. Stephenson claim is a work in progress. It was delayed because the Stephenson's halted work over the holidays, because they had company from Australia. State Farm has an adjuster handling the claim. Oregon Restoration is handling the mitigation, tear out and rebuild for us.

Worked with Nyssa and Sandi to update the website. It should be completed by the meeting.

Scope of work for painting. The bid has been awarded to Verhaalen Painting, we will have an "A" neighborhood pre-painting meeting between March 15, 2024, and April 15, 2024.

Pool signage. We will decide by April.

Replace broken blind on sliding glass door. Completed.

Replace E pool fence. Also completed A&B pool fences.

Weather stripping on double door. Determining the best way. Pending.

Reserve Study. All materials for the update have been delivered to Regenesi Reserves for the update.

Sidewalk handrail. The supports for the handrail on the ramp at the guest parking across from 32345 SW Boones Bend Rd on Boones Bend have rusted out and the Rail fell. We're having Veteran Fence give us a bid on installing a new one.

## Landscaping report.

### CHOA LANDSCAPING ACTIVITIES FOR MARCH/APRIL 2024

TULIPS! TULIPS! The tulips planted in the fall are pushing up and will soon be showing their colors. After their bloom we will try to preserve the bulbs for a second year.

We have trimmed the Arborvitae along the fence line on Fairway Drive. We are in the process of trimming the Birch trees and two that are struggling will be removed. We will be doing some lawn restoration in that area once weather allows.

Three birch trees in Lafayette have been pruned to improve their appearance. Weeds and grasses around the controller in C neighborhood (Lafayette) have been removed and some amenities added (boulders and river rock) to improve the appearance of the area.

Also in the Lafayette area, the island has been cleaned up and a conifer planted in front of the light pole to soften the appearance of the pole. The end caps have been enhanced with river rock and plants.

Both sides of the entrance into Lafayette have been re-landscaped as well as the parking area on the left.

An area across from the pool in A neighborhood has been improved with the addition of river rock and Holly.

Moss treatment and turf fertilization has been completed as well as an application of pre-emergent in the beds to control weeds.

On Lake Point Court, a Magnolia has been planted at the end of the cul-de-sac (by mailboxes). A rhododendron has been planted in the space where a tree had been removed last year.

The "round-about" on Lake Point Court has been re-landscaped by removing any plants and grasses that were not thriving and adding glacier river rock and bark dust.

We will do our first mowing of the season in March once the ground is dry enough.

Once the water has been turned on by the water company, we will finalize the installation of the two new filters and the boxes are being installed with the fake rock covers in the next week or two. (A and C neighborhood)

Also, once the water has been turned on, we will begin the Spring start up of the irrigation system and that will be the main focus for the next several weeks.

Cranefly treatment will be completed March/April as conditions are appropriate.

We are researching the spring flowers now and hope to incorporate more perennials.

# **DRAFT Agenda**

## **Wednesday March 13, 2024 at 2:30 p.m. - CHOA Monthly Board Meeting at Rec Hall C and zoom:**

Zoom: <https://pdx.zoom.us/j/86050103770> updated 2/21/24

### **2:30 - Welcome and Call to Order**

- **Note for guest: Please remember this is a board meeting, guests are not to interrupt unless asked to speak by the chairman. If you do have a concern, it is best to put your concern in writing prior to the board meeting so that the board will have time to thoughtfully consider your concern. – Thank You**

\*\*Minutes from Last Meeting Approval -ALL

### **2:35 Open Forum**

Questions from Resident Attendees – 2 minutes maximum per person

\*\*Treasurer's Report –**Sandie Maki**

President's Report

Property manager report

### **2:50 Old Business**

- Committee Updates
  - Pools/Bathrooms- Packard
  - Rec Hall C- Packard
  - Landscape- - Karen
  - Welcome- Mary
  - Neighborhood Watch—Shirley
  - Emergency Preparedness—Marilyn
  - Architecture committee—Bob

### **3:35 New Business**

- Corporate Transparency Act
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- Preparation for the annual meeting
- Deductible on homeowner insurance
- Paint meeting or announcements?

\*Executive Session (as needed) –\* Need to vote to move to executive meeting

\*\* No need to approve by vote monthly minutes or treasurers report