



MOUNTAIN GATE

**ANNUAL MEETING
2022**

Mt. Gate HOA Board • 05.17.2022



Agenda

Year in review

- Board Overview & Changes
- Financial Update
- ACC Update
- General Reminders
- New Initiatives
 - Monthly Communication
 - Speed & Safety Committee
 - Trees

Upcoming topics

- CC&R Update & HOA Modernization
 - Community Engagement
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Board Overview & Changes

President - Matt Kleinke - 2024

Treasurer - Aaron Reiter - 2023

Secretary - Andrea Thomsen - 2023 → Mark Weggeland - 2023

Director 1 - Rob Marreel - 2023

Director 2 - Valerie Senff - 2024

Andrea Thomsen has informed the board of her resignation due to relocating out of Mountain Gate.



Financial Update - Aaron Reiter

Category	2021-2022 Results	2022-2023 Budget
INFLOWS		
Dues	\$ 16,405	\$ 16,405
TOTAL INFLOWS	\$ 16,405	\$ 16,405
OUTFLOWS		
Insurance	\$ 2,564	\$ 2,600
Landscaping	\$ 3,254	\$ 4,000
Licenses	\$ 50	\$ 50
Meals & Entertainment	\$ 364	\$ 400
Misc. Expense	\$ 217	\$ 200
Postage and Delivery	\$ 496	\$ 400
Taxes	\$ 750	\$ 750
Prof and Legal Fees	\$ 67	\$ 1,500
Speed Sign Services	\$ 856	\$ 2,000
Directory	\$ 788	\$ -
Tree Care	\$ 2,875	\$ 2,000
Utilities	\$ 1,777	\$ 1,500
Software	\$ 415	\$ 1,000
Buffer	\$ -	\$ 5
TOTAL OUTFLOWS	\$ 14,473	\$ 16,405
OVERALL TOTAL	\$ 1,933	\$ -
New Speed Sign(s): 2022-23		\$ 5,000
Cash on Hand: Start of FY		\$ 41,258
Cash on Hand: Bal End of FY		\$ 36,258



ACC Update

Members:

- Ron Bohart
- Barbara Kleinke
- Rob Grabowski

Request Stats:

- 2021 - 34
- 2022 - 19 YTD

Reminders from the ACC:

- Send your request to mtngate.tigard@gmail.com
 - All external changes need to be approved
 - Some suggestions to make your approval faster
 - House (re)painting large (min 3x3') samples need to be applied
 - Landscaping, decks, patios, paths, sheds, etc. please include a simple sketch and material that will be used
 - Roof's - provide color, style, and link to manufacture
 - Tree's - non-Maple Street trees - provide type, reason for removal, and location on property. Please also discuss with adjacent neighbor. Street Maples go to board.
 - ACC has 14 days to respond under CC&Rs. They are usually much faster, but please allow time for the team to review and provide feedback
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!!Thank

You!!

ACC Members for all you do!



General Reminders

The most common CC&R
compliance issues

- Garbage cans - out of sight
- Weeds, moss, leaves and other basic yard upkeep
- Trailers, RV's, Campers
- Signs - only Alarm & For Sale
- Construction debris / staging
- Work vehicles



New Initiatives

2021-2022

- Monthly email communications
- Speed & Safety Committee
- Trees



Monthly email blast and communication

- ★ Regular engagement with community on important topics or general reminders.

So far the open rate has been.....

77%

Any additional requests or comments?



Speed & Safety Committee



A committee of neighbors concerned about the growing speed problem and the subsequent safety issues facing our community.

Who we are:

Maureen Mcknight
Natalie O'Neill
Michael Brett
Valerie Senff

Our objective:

Our mission is to bring positive change to the community through new programs and enhanced neighborhood awareness.

What we've been up to:

Researching processes and steps to work with the county and implement traffic calming measures. Gathering information from our speed radar sign, our community, and nearby similar neighborhoods to create clear data to present to the county. Researching updated speed radar signs and safety measures our own neighborhood can implement.

How to contact us:

Through the contact form on our Mountaingate HOA website or the main HOA email!



Trees - they make our neighborhood amazing!

Can I remove a tree?

- If you want to remove a tree in your yard that is NOT one of the maple street trees you may do so after contacting the ACC and getting approval.
- **If this is a street tree you will need to contact the board to get approval and come up with a replacement plan.**

- The HOA Board is working to address all homes that have previously topped trees to ensure no more topping.
- The board will use the CC&R's to enforce proper maintenance, including reviewing homes in the last few years which have removed street maples without replacing.

Can I “top” the maple trees?

- **No.**
- Topping the maple trees in Mountain Gate is not allowed and will result in a fine or requirement for you to replace the tree on your property at your expense.





Upcoming Topics

2022-2023

- CC&R Update & HOA Modernization
- Community Engagement



CC&R's Update HOA Modernization

- CC&R's are roughly 30 years old with only minor updates
- Our neighborhood demographics are changing, our governance needs to change with it.
 - Exploring topics such as....
 - How we communicate within the neighborhood
 - How we manage official board communication and revisit fee schedule
 - Clarification of language around repeat issues
 - Proposed changes will be brought to the community for approval
- We need to future proof our Board so we continue to get volunteers
- Improved record keeping and historical documentation



What New Neighbors say:

- Beautiful/Maintained
- Quiet
- Neighborly/Friendly
- People Care/Take Pride
- Community Managed
- Low HOA Fees

← - - - - This won't Change



Community Engagement

In 2019 our first block party was a smashing success!

- Covid got in our way in 2021, looking to try again in 2023

But that doesn't have to be our only community engagement!

- Ever thought about volunteering to help build community engagement?
- Got great ideas?
- Just a few we have thought of:
 - Neighborhood scavenger hunt
 - Backyard BBQ or maybe a Pie bake off
 - How about a holiday competition??



Let's light up Mountain Gate!

In fact -

- Did you know over 60% of our neighborhood decorated their homes last December? (yeah, we counted!)
- ~20% could've given the Griswolds a run for their money - way to go!
- How'd you like to help give our neighbors an opportunity flex their festive muscles this year?

Contact the HOA Board to Get Involved



A Call for Volunteers!

Our community only thrives
when we all participate

- Future ACC members
- Future Board members
- Committee members
- Community Engagement Activities



Open Discussion



Thanks for joining
