



Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: May 17th 2022 @ 7:35pm

Location: Video Conference

Board Members Present: Rob Marreel, Matt Kleinke, Valerie Senff, Aaron Reiter, Mark Weggeland (voted in during meeting).

Non-Board Members Present: 27 neighbors

Board Overview

- Presented current board members and their term dates. Andrea has given notice and Mark Weggeland has offered to join the board in her place.
- Board voted: Rob - Yes, Valerie - Yes, Aaron - Yes, Matt - Yes. Mark voted in as secretary.

Financials

- Current cash on hand \$41,258.
- FY21-22 had an excess amount of \$1,933 which will rollover to the cash on hand.
- We may need the lawyer for CC&R modernization so that the budget will go up.
- Software budget is also going up as we are looking at better HOA software.
- Looking at replacing the speed sign which would take the \$5,000 which would come out of the savings and the overrun from the prior year.
- No questions were asked from the community.

ACC Update

- Last year 34 ACC requests were submitted. The board feels that number is low and more people should have reached out.
- YTD there are 19 requests so trending higher than the previous year.
- A reminder was shared that all external changes to the properties should be submitted to mtngate.tigard@gmail.com.
- For painting a house you must put up a 3'x3' sample on the house for the ACC to look at.
- All decks, patios, paths, sheds, etc. need to have a plan submitted to the ACC. Nothing complex, just a simple sketch or photo is fine.
- Roofs - provide color, style, and link to manufacturer.
- Trees - Non maple street trees need to get approved prior to removal. The board asked the community to check with their neighbors prior to a tree removal.
- Street Maples - Approved and managed through the board not the ACC.
- A reminder that the ACC are volunteers and they have 14 days to respond to a request.
- Linda asked if hardscapes and changes to the backyard need to go to the ACC as well. The board confirmed that backyard changes need approval as well.

CC&R Update/Issues

- Question was asked where in the CC&Rs it says backyard things needs to be approved. It is in section 5.3.1.
- Covered the most common CC&R issues
 - Garbage cans
 - Weeds, moss, leaves, and general yard upkeep
 - Trailers - only for a day for staging
 - Signs - only for Alarm and For Sale signs
- A question was asked about chickens and if they were ok in the neighborhood. The board said that chickens are not allowed anywhere in the neighborhood.
- Someone asked about parked cars. Those are only in violation if they are abandoned.
- Construction Debris / staging - 2021-2022 was a significant increase in remodeling/construction to properties. In the spirit of the CC&Rs the goal is to keep the general upkeep of the property clean and in good condition. If there is an extended project it needs to be arranged with the board.
- A garage sale sign caused a traffic safety issue this year. If it happens again the board will remove the sign.
- Work Vehicles - Not allowed to be stored and parked in the driveway or in the street.
- Question asked about how frequent yard sales can occur. The board stated there is nothing in the CC&Rs about it but running too frequently would be considered running a business.
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New Initiatives

- Email
 - A formal email system was setup to reach out to the community more often.
 - The community gets an open rate of 77% which is far higher than the norm.
 - Part of the success here is that the neighborhood has turned over and a younger population have moved in which enjoy the email medium.
- Speed and safety committee
 - A new committee was setup
 - The goal is to bring a positive change to the community regarding traffic safety issues. Most notably to provide data for the county.
 - The team has been meeting for about a month and have looked at the HOA records to see what has historically been done in the past regarding this issue.
 - They have also been researching a speed/radar sign as the current one is starting to show its age.
 - The neighbors were encouraged to reach out with issues, concerns, or questions.
 - A neighbor asked about speed bumps and if they could be added. The county has historically not wanted to do that given that the pitch of the roads (Peachtree and Ashley) are too steep.
 - A reminder was shared that since the neighborhood is not in Tigard we need to work with WashCo on the issue.
 - Aaron shared the link to the issue reporting site as the more reports that are submitted the more resources WashCo applies to the neighborhood.
 - Rob Grabowski shared that he has worked to get the police out multiple times to have more of a presence in the neighborhood.
- Trees
 - If you want to remove a tree from your yard work with the ACC
 - If it's a maple street tree you need to contact the board and work with them. The bar for the removal of a street tree will be very high and must be presenting near term risk/damage.

- A reminder was shared that you cannot top the trees. It is called out in the CC&Rs. We know that there are topped trees and the board is going to work with the homeowners to get that corrected. The board will go back in history to find where trees have been removed/topped and get them replaced.
- Jean noted that some of the street trees are blocking the street lamps. The board said that the home owners need to maintain their trees and trim them to prevent issues with street lighting and them hitting delivery trucks.
- Linda said that there is a tree planted over the water line and may need to be replaced/moved. Matt noted this would be considered under the considerable damage reasoning.
- CC&R Modernization
 - CC&Rs are 30 years old and need some minor updates especially for grey areas.
 - The board is exploring topics around communication and the requirement for letters vs digital forms.
 - All CC&R changes will be brought to the neighbors before implementation.
 - Need to create a modern way for future board members to have an easier time volunteering for their roles.
- Community Engagement
 - There was an ask for people to volunteer to help with community engagement.
 - The board is looking for ideas for new ways to bring neighbors together.
 - The goal is to do a community block party again in 2023.
 - 60% of the neighborhood decorated their homes last year. 20% went all out. A request was made for volunteers to help with the holiday decorating contest.
- A call for new volunteers
 - There was a request for new ACC, board members, and committee members, and community engagement activities.

Open Discussion

- A question was asked about what happened to the glass in the street lights. The board responded that the county changed them out for LEDs without notice to the board.

Action Items:

- Bring Mark up to speed on his new role.

Meeting adjourned at: 8:42pm