

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 12/12/2022, 7:40 PM

Location: Virtual

Board Members Present:

Rob Marreel, Matt Kleinke, Mark Weggeland, Valerie Senff, Aaron Reiter

Agenda

* Review Meeting Minutes
* Financial Review
* Welcome Packets - new owners?
* Violation Updates
* Special Topics / New Business
* Action Item Review

General

* Meeting began at 7:37 pm
* Approved minutes from 11/16/22 meeting

Violation Appeal Hearing

* Nothing to discuss

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $12,229.17 , Savings = $16,889.72 , CD = $20,542.30
* New Topic: Discussed whether it is possible to get a better CD rate once the current CD’s expire. Concern is exposure to risk if we use non-traditional banking sources (i.e. online only, etc.). US Bank is currently paying 3% for short term CD’s. A consideration would be moving all accounts simultaneously - no desire to maintain multiple accounts at multiple banks. Voted to move accounts to US Bank to take advantage of better rates. Aaron to start working - may take some time to move business accounts.
* 5 unpaid dues remaining

Welcome Packets

* No new packets sent out since last meeting. Market has slowed considerably.

CC&R Violations

* 2 new violations recorded in action items.
* 15092 SW Ashley Dr. - leaves
* 14770 SW Peachtree Dr. - paint job
* Letters to houses which lost Maples in the storms?
  + 14985 SW Peachtree (11/30)
  + 14545 SW Peachtree (11/4)

Special Topics / New Business

* Presentation on Christmas Lights at neighborhood entrance: Electrical boxes checked - will not cause any issues to implement. Ryan is ordering a prototype for review. UPDATE: Outlets were installed to power lights on both sides. Installed tape clips (Command Strips), but the adhesive was not effective on wet brick. Are working on a long-term solution, will not be able to get lights up this year. Ryan to submit receipts for reimbursement.
* Holiday Night Out: previously talked about board members providing refreshments - agreed that we will set up in the cul-de-sac near Rob’s/Valerie’s homes. Information will go out in the December blast, with a follow-up a few days before, and on the day of the event. Board will pay for non-alcoholic drinks and treats, cups, napkins, etc. Estimated cost is less than $200.

Previous Action Items

* Need to put together a plan for management/replacement of maple trees covered by CC&R’s Aaron - *Ongoing*

October Action Items

* Put a note in the next newsletter to watch for any vandalism to mailboxes - Valerie - Done
* Pull speed data from radar sign and summarize for county - Valerie - Carry Over
* Check on CD in November to see if we can get a better rate - Aaron Done
* Follow up with attorney on raising dues - Rob - Done
* Develop a model of future HOA expenses as part of dues increase justification - Rob Done
* Find out how much a revision of CC&R’s would cost (rough estimate from attorney) - Rob Done
* Ryan to meet Mark to look at power panel as part of Christmas lighting project - Mark Done
* All board members to work through Mtn Gate email account and cc: board to document violations - All Done
* Hire an arborist to review the maples in the neighborhood for overall health and feedback to board as part of the annual “tree letter”. Budget is $600. - Mark Ongoing
* 14560 SW Peachtree - need to summarize fine schedule and send new notice - Matt Done

November Action Items

* 13815 SW Carolina Ct - commercial vehicle parked at residence for at least 2 weeks. Need to send a letter - Mark Problem Resolved
* 14770 SW Peachtree - paint is peeling, needs maintenance. Valerie to verify address and will let board know. Done
* Board members will bring suggestions for changes to CC&Rs for discussion at next meeting - All Ongoing

December Action Items

* Start process of moving HOA accounts to US Bank - Aaron
* 15092 SW Ashley Dr - needs letter about leaves in front yard - Mark
* 14770 SW Peachtree - needs letter about condition of paint on house, encouraging them to get house painted by the end of May - Mark
* Send letters to homes that lost a maple tree during recent storms asking them to replace with appropriate tree by end May (include removal of stump from previous tree at 14985 SW Peachtree, logs from previous tree need to cleaned up) - Mark
* Reach out to OSU for possible source of expertise on appropriate alternatives to previously specified trees for maple replacement - Mark (<https://extension.oregonstate.edu/>) (<https://extension.oregonstate.edu/gardening/urban-forestry>)
* Send a letter to 15047 SW Ashley Dr to remind them to remove stump by end Jan and replace the tree by end May. Express appreciation for going through the process for approval.
* Recruit 2 more people to work on Speed and Safety Committee by the end of Mar - Matt
* Send overdue dues letters to remaining unpaid accounts by end Jan - Aaron

**Pick next meeting time: 7:30pm Monday, Jan 9, 202**

**Meeting closed at 9:05 pm**