

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 01/09/2022, 7:30 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 7:34 pm
* Approved minutes from 12/12/22 meeting

Violation Appeal Hearing

* Nothing to discuss

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $12,203.99 , Savings = $16,889.87 , CD = $20,542.30
* 5 unpaid dues remaining. Letters will go out in January.

Welcome Packets

* Only one home sold in last 30 days (14894 SW Scarlett Dr) - Mark will drop off welcome packet in person.

CC&R Violations

* Discussed timing for replacement of fallen trees. End of April is the proposed date.
* 14993 SW Scarlett Dr - ladder left leaning against house. Send an email asking him to remove the ladder from street view.

Special Topics / New Business

* Holiday Night Out: Very successful with good participation by neighborhood. Discussion about doing another neighborhood block party this summer, probably in early September.
* Next Email blast will have a reminder to take down holiday lights by the end of January, and a request for more members for the Speed and Safety Committee.

Discussion Items from Previous Meeting

* Need to put together a plan for management/replacement of maple trees covered by CC&R’s Aaron
* Pull speed data from radar sign and summarize for county - Valerie
* 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
* Start process of moving HOA accounts to US Bank - Aaron
* Send letters to homes that lost a maple tree during recent storms asking them to replace with appropriate tree by end May - 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

January Action Items

* 14894 SW Scarlett Dr - Drop off new home owner welcome packet - Mark
* 14985 SW Peachtree Dr - send a single letter itemizing violations: end Jan for removal of remaining wood from fallen tree, end of April for removal of both stumps, 7 days for removal of trailer in driveway. Mark to monitor compliance with trailer removal.
* 14993 SW Scarlett Dr - ladder left leaning against house. Need to send an email asking him to remove the ladder from street view. Matt
* Review CC&R section 4.2 with HOA attorney - Rob
* Board members will bring suggestions for changes to CC&Rs for discussion at next meeting - All - Valerie to send an email reminder in advance of the meeting.
* Clean up previous month’s action items to remove completed items - Mark

**Next meeting time: 7:00 pm Monday, Feb 13, 2023 at Weggeland’s home**

**Meeting closed at 8:48 pm**