

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 03/13/2022, 7:00 PM

Location: 14690 SW 136th Pl. (Marrell home)

Board Members Present:

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

Guests: Jason Fehr, Barb Kleinke (ACC), Rob Grabowski (ACC)

Agenda

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

General

* Meeting began at 7:07 pm
* Introduction of guests
* Ron Bohart removed as member of ACC by vote of the Board. Jason Fehr sustained as new member of ACC. Outlined roles and duties of ACC members. Discussion of ACC report at upcoming annual HOA meeting.
* Approved minutes from 02/13/23 meeting

Violation Appeals

* Discussed email from 14985 SW Peachtree owners. Both HOA notification letters returned by USPS as undeliverable. Sent follow-up email on 3/12. Response email from owner was not cordial. Owners have issues with tree requirements, etc., but promised to make progress on some of the issues raised by the HOA. Discussion of next steps for HOA.

Financials

* Bank account values were reviewed. Everything balances out.
	+ Update: Checking = $7546.00 , Savings = $16,890.14 , CD = $20,544.83
* Discussion of electronic payment system. Dues letters go out by end of March. Dues are payable by end of May. Will raise dues to $100 effective this year. Will use Stripe (parent company is Square) cost is 2.99%. Will make the surcharge for electronic payments an additional $3.00.

Welcome Packets

* No homes sold in the last 30 days.

CC&R Violations

* 15412 Ashley Dr - sent letter about long term car parked in driveway.
* 13779 SW Charleston - has a large stump on the Charleston side of the property that needs to be removed.

Special Topics / New Business

* Summer Block Party - reach out to previous organizers for help. Need to get Tarleton Ct owners to approve using the street for the party. Will also need Washington Co. approval to close street. Rough budget is $2,000
* Replacement speed sign - looking for alternatives to current system.
* Updated CC&R’s: goal is to present updated CC&R’s for HOA vote by May of 2024

Discussion Items from Previous Meetings

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

March Action Items

* Get contact info for Jason Fehr, give him access to the Google docs and HOA email - Matt
* Send a letter to Ron Bohart informing him of the Board’s decision and thanking him for all his service - Matt
* Start updating homeowner database in preparation for dues letters, work with Aaron when it is complete - Mark
* Update website with latest information about electronic payments - Rob
* Be ready to stuff dues envelopes at next Board meeting - Aaron
* send letter to 13779 SW Charleston - has a large stump on the Charleston side of the property that needs to be removed - Mark
* CC&R Update: need to discuss proposed changes with lawyer - Matt
* Convert scanned CC&Rs to MS Word - Mark
* Present decision at annual meeting that the Speed and Safety Committee has been dissolved - Matt

**Next meeting time: 7:00 pm Monday, Apr 10, 2023 at Reiter’s**

**Meeting closed at 9:02 pm**