

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 09/25/2023, 7:00 PM

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

Board Members and Guests Present:

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

Joe Shorma (invited by the board)

Agenda

* Review Meeting Minutes (June Dinner)
* Financial Review
* Welcome Packets - new owners?
* Violation Updates
* Special Topics / Annual Meeting
* Action Item Review

General

* Meeting began at 7:06 pm
* Minutes from June Dinner will be completed later this month and approved at the next meeting.

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $17,105.88 , Savings = $16,891.44 , CD = $20,544.08
* 5 residents have not paid. 2 for just this year. 3 for over 2 years. 1 is the 14985 Peachtree, other 2 were sent certified letters this week.
* CD moved to a higher yield account at the same financial institution. Small change in CD value is the result of forfeiting some interest in order to move to the new account.
* Matt Kleinke to remove his name from the account at Key Bank as outgoing HOA president. Joe Shorma to be added as incoming president.

Welcome Packets

* Welcome packets sent to 3 recent home sales.

CC&R Violations

* 14920 SW Peachtree - sent a second letter about car in driveway by certified mail on 9/22.
* 14545 SW Peachtree - Send a certified letter asking to have a replacement tree planted by Oct 15th, or give a plan to the Board to have it planted by Dec 1st.
* 14560 SW Peachtree - need to send a letter regarding overgrown grass, weeds, bushes, etc. Needs to be completed by 10/6/23
* 15491 SW Peachtree - need to give better guidance on what needs to be done. Still some concern over the house but will not send a letter at the present time.
* 13610 Rhett Cir - did not water all summer. General maintenance of the yard is poor. Consider sending a letter in spring 2024 requesting they consider re-landscaping their yard with low maintenance plants.
* 15056 Scarlett Dr - did not water all summer. Consider sending a letter in Spring 2024 to request better yard maintenance.
* 14894 Scarlett Dr - poor yard maintenance.
* 14988 SW Ashley Dr - cut down tree and need to grind the stump.
* 15047 SW Ashley Dr - need to replace a maple tree

Special Topics / New Business

* Matt Kleinke has informed the Board that he needs to resign before the end of his term. Joe Shorma has volunteered to take his place for the remainder of his term. The Board thanks Matt for his service. The Board approved Joe taking the position as HOA President until the end of the current term.
* 14985 SW Peachtree - Board members notified the realtor in late Aug that the home could not be marketed as a business. The board subsequently reached out to our HOA attorney who clarified that recent Oregon state law changes do allow long term care facilities in neighborhoods. The board will reach out to the present owners and realtor to clarify the situation. The yard continues to be problematic, with no effort made to replace trees or grind stumps. No watering during the summer. Focus will be on unpaid dues, replacement of trees, and grinding of stump.
* Separate email accounts were created for board positions. This will be used for regular correspondence between board members to provide a paper trail, if needed in the future. Account information was provided to each board member.
* Matt Kleinke volunteered to help with the next update of the neighborhood directory!
* Newsletter - Valerie will create a map of topics to be covered during the year.

New Action Items

* Matt to prepare minutes from June Dinner and circulate for approval by email.
* Matt to remove his name from the bank account at Key Bank.
* Matt to handover all remaining HOA directories to Mark
* Send certified letter to 14545 SW Peachtree requesting replacement tree by 10/15/23
* Joe to look at the yard at 14560 SW Peachtree and send a list of items to Mark for inclusion in letter.
* Rob to send an email to 15052 SW Peachtree about boarded up windows. Find out what is their plan for replacement. Also 14590 SW Peachtree.
* Rob to work with attorney on letter from HOA to owner of 14985 SW Peachtree. Two letters to go to owner 1) letter clarifying businesses in HOA from HOA email and 2) letter from attorney about fines and violations.
* Mark to send a letter to 14988 SW Ashley Dr with a request to grind the stump in their yard.
* Make mention of sidewalk maintenance in the next newsletter along with a reminder about leaves. Will also include a request to update contact information in preparation for the updated directory. Proposed date for next newsletter is start of October - Valerie

**Next Board Meeting: 7:00 pm Monday, Oct 23, 2023**

**Meeting closed at 9:00 pm**