



## **Mountain Gate HOA Meeting Minutes**

Date and Time: 12/10/2019, 7:30 PM

Location: 14465 SW Scarlett Pl., Tigard, OR

Board Members Present: Glen Hanna, Bill Lazar, Aaron Reiter

### General

- Meeting was held at Aaron's Residence and started at 7:35 PM.
- Need to review October meeting minutes.
- The next meeting will be at Bill's residence, on January 27<sup>th</sup>, 2020.
- The meeting was adjourned at 8:07 PM.

### Financial

- Bank account values were reviewed. Everything balances out.
  - Update: Checking = \$9,637.39, Savings = \$21,013.40, CD = \$21,376.01
- Outstanding Dues
  - Three payments are still outstanding, one contacted Aaron to get information. The other two will get letters with fees included. The others have paid their dues with the included fees.

### Outstanding Violations

- 15056 Scarlett – Review CC&Rs to see if we can impose fines for sidewalk damage – respond to Board via e-mail thread. If so, send letter to resident stating lack of repairs, ask for response within five days for remediation plan.
- 15540 Ashley – We received a letter from residents at 15430 Ashley and pursuant to their request we are adding it to our files for reference.
- Letter sent to resident at 14765 Scarlett and the residents at 14787 Scarlett about the fence issue. Will wait to see if we get any further communication, and decide at that time if any further action by the Board is required.

### Special Topics

- Matt had a conversation with the sign company. Bottomline – no chance to add space on the letters from the wall.
  - When the install was ongoing – the installer actually had a lot of problems with our brick. "It was swiss cheese".
  - Apparently, the last sign installers did a number on the brick and the new installers had to do a lot of repair work on our walls.
  - The letters are not screwed in they are bonded – which was the only way to install without causing potential significant damage to the structure of the wall.
  - The company, as I mentioned during our meeting, does not recommend these type of letters to be offset from the surface (stability and vandalism).

- They told me that even if they could offset we would not see a difference, if we wanted the halo, then we should have gone with the backlit lighting.
- There is no price the company would consider to reset these because they do not want to be responsible for the damage to our wall based on its previous condition.

Action Items

- **Glen**
- **Aaron**
  - Send out letters with late fees for dues
- **Rob**
- **Matt**
- **Bill**
- **All**