



Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: September 22nd 2020, 7:30 PM

Location: Video Conference

Board Members Present: Bill Lazar, Aaron Reiter, Rob Marreel, Matt Kleinke, Andrea Thomsen

General

- Meeting was held via video conferencing and started at 7:38 PM.
- Meeting minutes from June were approved and PDF is posted in Dropbox.
- The next meeting will be a video conference meeting on 10/20/2020.
- The meeting was adjourned at 8:40 PM.

Financial/Title Update

- Bank account values were reviewed. Everything balances out.
 - Update: Checking = \$12,684, Savings = \$16,886, CD = \$20,519
- Dues
 - 1 from 2019 still due. Letter for lien will be sent out by Jan. 1, 2021. 4 still due from 2020.
- New Title request up to date.
- Welcome packets - Andrea will complete this week.
- Tax returns - explore accountant options. Andrea will get accountants information.

Outstanding Violations

- 13684 Ashley Ct – Aaron will walk by and get details. Will send a letter.
- 13720 12 Oaks Ct – Aaron will get details.
- 14560 Peachtree - Yard maintenance questionable. Bill will drive by and see if a 2nd letter is needed.
- 13616 Tarleton - working on garbage can solution.
- 15491 SW Peachtree - new complaint on general maintenance. Need more details.
- 15451 SW Peachtree - new complaint on general maintenance. Need more details.
- 15316 SW Peachtree -Garbage along the side of home. Will send letter.

Special Topic

- High water bill - City of Tigard water leak check was abnormal at front entry. Bill reaching out to a plumber.
- Front entry light sensor - Light is flickering. Swap sensor for a solar timer. Rob will take care of getting it fixed.

- Maple trees at entrance - The trees at the entrance were cut by the electric company and needs some trimming for aesthetic purposes. Bill will reach out to tree company.
- Tesla Roof - Approved by board. Matt will let Barb know so changes can be made.
- Speed sign - New batteries are working better. Placement of sign post has been semi-successful. We will have them dig it up and move it. Aaron will look into the Washington County speed program and possible enrollment. Consider a call with Wash. Co. and Maureen.
- Mark Harrington - Spoke briefly with Mark about boat policy and boards decision.
- Newsletter - Matt will make a list of what should go into the newsletter and add to Trello.

Action Items

- **Aaron**
 - Send out late Dues letters/leins.
 - Get details of possible CC&R violations for specific homes.
 - Continue working on speed issues and possible solutions.
- **Rob**
 - Fix/change front entry light sensor.
- **Matt**
 - Enter newsletter information into Trello.
 - Let Barb know about Tesla roof approval.
- **Bill**
 - Send out violation letters.
 - Look into a plumber for water leak.
 - Reach out to tree company to fix the front entry maple trees.
- **Andrea**
 - Deliver welcome letter. Get information on accountant.