



Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: 10/16/2018, 7:30 PM

Location: Bill Lazar's residence, 13623 SW Tarleton Ct., Tigard, OR 97224

Board Members Present: Glen Hanna, Bill Lazar, Rob Marreel, Matt Kleinke

General

- Meeting was held at Bill's residence.
- September meeting minutes were approved.
- Next meeting time/location: Matt's residence, 12/03 at 7:30 PM.
- The meeting was adjourned at 8:43 PM.

Financial

- Checking account values were reviewed. Everything balances out.
 - Update: Checking = \$9,282.15, Savings = \$21,357.80, CD = \$20,321.02
- Outstanding Dues
 - Dan has the informational letters written; three will go out as Certified Mail; others will get regular mail letters.
- Motion was made by Bill to move any amount over \$5K at the end of the fiscal year from Checking to Savings account. Seconded by Rob. Motion approved.

Outstanding Violations

- 15032 Scarlett – they power-seeded their lawn, trimmed the shrubs, and removed the weeds. We will monitor the yard; no action required at this time.
- 14588 Peachtree – we will follow up to make sure they have actually planted a tree.
- 14560 Peachtree – they planted sprigs, have removed the weeds, and added mulch. Some grass still looks dead. We will revisit during the time until the next meeting.
- 14655 Peachtree – trash cans are still out; need to send letter for violation. The grass is green and the HOA has made significant progress in that violation.

Reserves

- Rob spoke with Ashley (our HOA attorney). We are not legally required to have a specialist plan our reserve as we were formed before 1999.
- The board decided to plan the replacement cost of the front landscaping, and ongoing charges for liens (\$230/lien).
- The Board feels around \$30,000 is the right amount to keep in reserve.

Special Topics

- Ideas for the Board to evaluate:

- Gates at the north and south entrances of Peachtree
- Grinding down sidewalks in entire neighborhood
- WA County has a street cleaner come through; maybe we pay for them to come more often
- Tree trimming along sidewalks – maybe just the Maple trees (Matt)
- Have block parties every other year; in-between years are smaller parties (e.g. hot chocolate with horse carriage rides)
- Update front entrance landscaping/signage (Bill)
 - Update lights to LEDs / backlit lights
 - More efficient watering equipment
 - Replace fixtures / nameplates
 - Redesign our logo

Action Items

Rob

1. Look into possibly having WA County street cleaners come through more often

Dan

1. Get letters out to past due residents for Dues

Bill

1. Work on updated signage and logo

Matt

1. Look into quotes for tree trimming over sidewalks in the neighborhood