

New Columbia Owner's Association  
Quarterly Meeting Minutes  
August 27, 2019

Attendees:

<b>Board Members</b>	<b>Management</b>	<b>Membership/Guests</b>	
Tonya Evans	Alana Wilson	Dave Ferrier	Natalia Oars
Simon Williams	Carrie Lewis	Suetlana Pell	True Tran
Alescia Blakely	Michael Whitney	Betty Mason	Phoung Tran
	Keith Karlsen	Kimberley Jackson	Jalesa Miller
	Juli Garvey	Laresa Beck	James Bonner
		Freja Graves	Mary-Margaret
		Leah Sathrun	Wheeler Weber
		Joseph McNeff	Spencer Hutchinson

The meeting begins at about 6:30 PM with introductions, including new board members Alescia Blakely and Tonya Evans.

- I. Quarterly Meeting Minutes
  - May meeting minutes are approved.
- II. Bioswell Upkeep – City of Portland Green Street Steward Coordinator, Svetlana Pell
  - Ms. Pell provided materials regarding bios wells.
  - Manages volunteer program for bioswells located between streets and sidewalks (stormwater facilities). These take out the pollutants from stormwater runoff and return the water back into the environment.
  - New Columbia stormwater facilities were installed in 2004. There is a concern that the grass is getting too tall, causing a hazard for vehicles. Bureau of Transportation and Bureau of Environmental Services are working together to determine regulations regarding height of vegetation. There is a regulation of 36" setback from street for vegetation. Environmental Services has issued a work order for New Columbia, and crews will be starting pruning vegetation to 28". They will be doing this twice a year starting in March 2020.
  - If any homeowners are interested in "adopting" or taking care of some of them, or have any questions, they can get in touch with Svetlana.
  - Simon asked if they are involved with the Treatment Plant across Columbia. It is Bureau of Environmental Services, but is a different department. Simon is concerned about the air quality stemming from the smell from the treatment plant. He requested Svetlana get in contact with those in charge of this facility.
- III. Columbia Pool Updates – Portsmouth Neighborhood Association – Mary-Margaret Wheeler-Weber
  - City of Portland has proposed closing Columbia Pool in July 2020. Portsmouth Neighborhood Association fought this during the City's budget session. The City said the

pool has a lot of deferred maintenance that will cost millions of dollars, and envision opening a new pool instead. The neighborhood association doesn't want to wait for a new pool to open. They have 8-9 months to change the City's mind by contacting City Council, showing up to budget meetings, or other ideas.

- The City will identify alternatives for "key user groups". These are defined as Portland aquatic clubs and the kids at Rosa Parks School. Neighborhood Association asked the City to expand key user groups to include elderly and other users. Staff told them they should plan on fighting the City over this for multiple years, while looking at other alternatives.
- Action sheet – A contact list people can get on so the Neighborhood Association can contact interested people when action (meetings, passed laws, etc.) come up.
- Simon – if they did close the pool, what would they do with the building?
  - i. They haven't said. They say "we don't know, this all came suddenly due to budget crisis".
- Homeowner is concerned that the City will close the pool then not open a new one.
  - i. Mary-Margaret agrees and has seen it happen before. She wants to see the new pool open before closing the current pool. They currently have no plans for the new pool.
- Member commented that he remembers having a budget surplus and commented that maybe New Columbia could build a pool.
- Homeowner asked if anybody has brought up "racist nature" of deferred maintenance at the pool to the City.
  - i. Mary-Margaret – most people talk about "equity lens" at the meetings, but it could be said more strongly as "racism". At the meetings, it is a lot of white people talking about the "equity lens". Mary-Margaret wants more people at the table who can speak about their experiences.

#### IV. Member Comment

- Homeowner – asked if Board can explain the outdoor light situation. She said common area lights seem to be on all day, and could save electricity if they weren't on all day.
  - i. Simon – they are solar and are LED. Electric bill has gone down significantly. Initial cost was high but it is beginning to go down. If they look like they are on all day, report it to management so they can investigate, as some are still on timers, and sometimes trees can block sensors.
- Homeowner – 21 trees in their roundabout (7 houses) and they are all overgrown. At least 5 need to be removed. They are all taller than houses. Grass gets muddy because all the lawn is shaded now.
  - i. Simon – These trees are in the common areas, so they need to be assessed. Urban Forestry normally does not take out trees unless they are diseased or dying. If they need to be pruned, the board can address.
  - ii. Simon got a tree removed by City by petitioning that it was a threat and threatened lawsuits due to distress.
  - iii. Homeowner – if porch lights aren't on, it is pitch black and a safety hazard because trees block out street lights.

- Homeowner – kids are playing basketball on the street, interfering with vehicles. One ball cracked their vehicle windshield.
  - i. Alana – portable hoops are allowed on City street because we can't enforce it. We do not allow portable hoops in alleyways.
  - ii. Simon – This is inevitable living in a community with children.
  - iii. Simon – If we see hoops on the street blocking parking spaces, management can check with the City and with the police officers and see about getting them removed.
  - iv. Hoops are not allowed to be fixed to the house.
  - v. There are no basketball hoops in the parks.
- Homeowner – frustrated about dog waste being not picked up.
  - i. Dog waste – Simon suggested budgeting to have dog waste disposal stations and bags in budget, and budgeting keeping bags filled. Management can also send out a letter to homeowners and residents as well as put up signs.
  - ii. Carrie – not able to fine them, but it is in the CC&R's. Contact management if you experience it or know who it is.
- Homeowner – Lawn Maintenance – landscaping crew can't seem to get sprinklers right. Everything is brown at neighbor's house, and they have to water their own lawn.
  - i. Carrie – If homeowners are having issues, contact management and management can get in touch with landscapers to get it resolved.
  - ii. All communication needs to go through management, so that management can track communication with landscapers. Do not reach out to landscapers directly. It is difficult to get good landscape workers right now because landscapers tend to move into higher paying jobs because construction has been on fire in the area the past few years.
- Homeowner – Neighbors have multiple cars, so homeowner doesn't have anywhere to park.
  - i. Disabled parking spaces on streetside are given out through the City, not through management.
- Homeowner – feral cats are a problem. Simon said that feral cats do help with rodent control. Transient population is bringing in some rodent problems.
  - i. Homeowners should not feed feral cats. If you see people feeding them, contact management and management can contact them.

V. Committee Schedule Planning – Committee Members

- Only two of the people who volunteered to be on the committees at the last meeting are at this meeting.
- Simon can sit on the legal committee but cannot chair it.
- Homeowner volunteered to chair the legal committee.
- Homeowner was not aware of committees, and also does not get email updates about meetings. She would like to sign up for both meetings.
  - i. Alana – contact Carrie to update contact info.
  - ii. Simon – moves to have something on the website with information about the committees, and people who signed up to be on them.

- Each committee should have a board member on it, but a board member should not chair it.
- VI. Pocket Park Maintenance Update
- Had budgeted to replace two pocket parks. The budget estimated \$60,000 for the two pocket parks based on the estimate given by the company who built the parks. However, after getting bids from vendors, it will be closer to \$100,000 per park for replacement. Removal is \$13,000; ground tiles are \$30,000; play structures are \$65,000. Management is looking into using some of the parks space for other purposes. We need to send out a survey to the homeowners to see what homeowners want. We could put in a dog park. We could keep the bigger park and get rid of another one. Simon suggested skate park. However, the bike park insurance is \$30,000 per year.
  - We could look at outside entities (Timbers, Blazers, Habitat for Humanity, KaBOOM, etc.) to invest in the project.
- VII. Financial Review
- Variance Report
    - i. Payroll – on budget, but payroll taxes up \$260
    - ii. Courtesy patrol contract is over budget
      1. Discussion about courtesy patrol on the property; 4 courtesy officers at New Columbia and another community. We had a security company prior, but it is a lot safer with the Portland Police patrol. They are in the community from 2PM-12AM. Contact them at 911 for an emergency. Management and Resident Services meet with them every Wednesday, so any non-urgent concerns can be brought to management to be brought to the police during these meetings. Management may see about getting them to the next HOA meeting.
    - iii. Utilities – doing well on water.
    - iv. Maintenance contracts – over with exterminating. Have had a problem with moles. Moles are trapped, not poisoned. Portland has one of the largest ant colonies in the United States.
    - v. Insurance is up \$238.
    - vi. Common area improvements – pocket parks. \$30,488 was misapplied.
    - vii. Pavement, walkways, catch basins will even out by end of the year.
  - Replacement Reserves are at \$391,899, which is up quite a bit from last year.
- VIII. Meeting is concluded.