New Columbia Owner’s Association

Quarterly Meeting Minutes

February 25, 2020

Attendees:

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| --- | --- | --- | --- |
| **Board Members** | **Management** | **Membership/Guests** | **Vendors** |
| Tonya Evans | Alana Wilson | Loni Sharshel  Gilda Lewis  Nicole Crain  Annano & Kim Prevost  Janis Khoski  Leah Sathrum  Mohammad Awaida  Aavou Chatteitra  Samuel Steele  Slabodan Radosevic  Freja Graves  Melinda Anderson  Casandra Esparza  Joyce Moreland  Joseph McNeff  Ginean McIntosh | Mike Nielson, Valleyscapes  Officer Ortiz, Portland Police  Officer Shiperaw, Portland Police |
| Simon Williams | Carrie Lewis |
| Alescia Blakely | Michael Whitney |
|  | Keith Karlsen |
|  | Juli Garvey |
|  |  |

The meeting begins at about 6:30 PM with introductions by Simon Williams. All in attendance introduce themselves.

1. Review and approve November Meeting Minutes
   * Minutes are approved by Simon Williams
2. Save Columbia Pool update
   * City plans on closing Columbia pool July 1, 2020, but it is not a done deal. We have a good chance of convincing Ted Wheeler of keeping it open if he hears from enough people of the community. Cards with Wheeler’s address went around the room for people to contact him. Deferred maintenance is the main reason it is planning on being closed, but it could be pushed back until a plan is put together. There are potential plans to build a pool at the Charles Jordan community center, but we would like Columbia Pool open until concrete plans are put in place. The representative asked if Home Forward could write a letter to the City, but Alescia from Home Forward was not able to give confirmation at this point. The children from Rosa Parks come to use the pool, as well as the students from PCC.

The plan for when the pool is closed is for people to use the Matt Dishman Community Center, which is already heavily used. There is no plan in place for the vacant space left by the closed pool.

Simon was concerned that there was not enough data on the impact of the pool on the community, and there may not be enough time to get the data before the pool closes. Data heavily impacts government initiatives.

The HOA will have to check in the by-laws if there is a conflict of interest to make a statement from the organization regarding the issue.

1. Discussion of Illegal parking, homeless camps, etc. - New Columbia Police Detail
   * Officers Ortiz and Officer Shiperaw were in attendance. They are both new to the New Columbia detail. They do not have specific info on the happenings of New Columbia, but at the last HOA meeting, it was determined that officers would be present at the meeting. There are still weekly meetings with the officers.

A homeowner after several weeks of effort was able to speak with Union Pacific, and gave him the contact info of the New Columbia officers and management. UP did clear brush and move out people, but there is still an abundance of trash left behind.

Officer Ortiz said that if homeless camps develop on private property, they cannot approach them unless there is a crime or the property owner calls the police in. Homeless people in general are aware of the rules, and unless they are blocking a public way.

A homeowner was concerned about 5 or 6 homeless trailers/buses, and is concerned about the kids who walk by the buses. He is also concerned about the abundance of abandoned vehicles in the neighborhood. Officers said if they have the address, they can look at it. They are limited with what they can tow. They can only tow the vehicles if they are a hazard of if they are abandoned. They can look at it and see if there is any violation that they can pursue.

A homeowner asked about the regulations of the number of cars for the residents who live at New Columbia. Another homeowner said that per the rules, the alleys can be used only for homeowners whose homes are served by the alley. Another homeowner was concerned because several of their cars were broken into in their alley.

Simon suggested looking at the CC&R’s to see if there can be charges for parking violations. He also suggested modifying the CC&R’s to alleviate some of the parking issues.

Juli suggested getting the towing policy from the officers. They will immediately tow for a hazard (parking in no parking area, parked 12+ inches from curb, etc.). If it is an abandoned vehicle, they go through the same procedure as the homeowners have to go through, which does take time.

Carrie provided flyers with contact info for reporting abandoned vehicles, etc.

1. Landscaping Updates – What to expect during the spring irrigation testing and turn on – ValleyScapes
   * Mike from ValleyScapes – Spring is coming early, so they are starting to turn on sprinkler systems (then putting them in the off position) so they will be ready for May.
   * Did moss control last month
   * Starting mowing and edging in March
   * Doing aeration in March
   * Simon asked about the dead strip of grass. Mike said it must be a chemical because they got on it right away but it still died. They will continue working on it in the Spring.
   * A homeowner asked if ValleyScapes takes care of homeowner yards. Yes, they do take care of the homeowner’s front yard (anything outside the fence).
   * Another homeowner asked about what services are provided from the landscapers. We do have a contract in place that lays out what services are provided by the landscapers.
   * Juli said that barkdust has never been part of the landscaping contract for homeowners.
2. Member Comment
   * A homeowner said that they haven’t had lights outside their house in a long time, on the City streets. This needs to be reported to the City that the light is out.
   * A homeowner brought up the oak trees on his street that he had presented at the previous meeting. He is wondering if there is any action that he can take himself to get numbers on how much it would cost to cut all 7 trees. Management said that an arborist came out and looked at the trees, and the City won’t let us cut them out.
3. December Financial Review
   * Variance Reports
     + Payroll expenses – doing good, other than groundskeeper salary. This will show differently on next variance report because we now hired somebody.
     + Income – doing well
     + Administrative expense – We have several demand letters out, more than budgeted
     + Water and electricity – doing good
     + Maintenance contracts
       - Landscaping – over due to having two trees pruned up
       - Pavement and driveways – over because we had catch basins cleaned
   * Balance Sheets
     + Replacement Reserves – at $342,000 at the end of December 2019
4. Community Updates
   * Pocket Parks – management applied for a grant from Kaboom for the big pocket park on Trenton,, and also the park on Dwight and Woolsey, and have had two conference calls so far. The funds have not yet been given, but it is looking really good. They will put in really nice equipment, but the HOA will be responsible for parts of it. Also, it will take a lot of volunteer effort to build. Home Forward and IPM both send volunteers, but we also need community members. Kaboom will also put on a design day event where they want kids to come out and let them know what they want in a new park.

The design day is tentatively scheduled for April 2nd and the build is temporarily scheduled for June 2nd.

* + There is a Penny Carnival on May 15th at the Charles Jordan Community Center
  + Charles Jordan Community Center is closed spring break for cleaning