

New Columba Owner's Association
Quarterly Meeting Minutes
May 25, 2021

Meeting held via Zoom

Attendees:

Board Members

Alescia Blakely
Tonya Evans
Simon W

Management

Carrie Lewis
Eduardo Salcido
Michael Whitney
Alexa Stack

Membership/Guests

Kidus Yared
Kristine Kukich
Shonda
Janis Khorsi
Tina Harris
Hermelindo Mendez

Vendors

Officer Zak
ValleyScapes

The meeting begins at about 6:30PM by Tonya Evans.

- I. Review and approval of February Meeting Minutes
 - o Minutes are approved
- II. Board Member Election Results
 - o Simon will assume same role, need Simon's ballot
- III. New Columbia Police Detail
 - o Officer Zak
 - i. Action about concerns regarding homeless camp and abandoned cars near Union Pacific.
 - ii. If any other camps are noticed, please contact New Columbia onsite management.
 - iii. Police put citation on 12 vehicles on Fisk and talked to a few people about storing vehicles
 - iv. Currently have a neighborhood response team that will be able to assist with camps around railroad tracks
 - v. Police will try citing the cars that they can. If vehicles are not abandoned for more than several months, PBOT will drop those cases and not enforce. Not very much leniency to tow cars – cannot tow unless extreme hazard. Contact officers to tow.
- IV. Landscaping Update with ValleyScapes
 - o Because of dry spell this year, there may be water restrictions in July or August. Snow pack is low.
 - o Membership question: Areas not being properly water. Valleyscape answer: Irrigation team will be out in June to address any improper watering.

- Membership question: Are shrubs and trees that have died going to be replanted?
Valleyscape answer: A few areas are getting special enhancement. Not sure of the timeline of getting all the tree repairs.
- V. Kaboom Project Update
- Kaboom goes into playgrounds and partners with agencies to update and repair playground
 - Kaboom will be working on the pocket park on Trenton and Adriatic
 - Timeline: Area is being prepped currently. Installation on June 24th, 2021. Next will be flooring. The grand opening is TBD but staff will post flyers when it will be opening.
 - Due to COVID, volunteers will be unable to participate.
- VI. Street Mural Project with PBOT and Home Forward – Alescia Blakely
- Mural on Trenton Street in Front of the Community Room
 - Painting will happen in two days, waiting for PBOT permits
 - Will submit drawings and sketches from three different artists
 - Will have more information in two weeks and more details will be provided through email and door-to-door outreach
 - Membership question: Is there an option to put more murals in other areas of the community? Answer: It's a possibility and will need to approach PBOT in regards to it.
 - Membership idea: Add a countdown for when the mural will take place, so others will be aware.
- VII. Election of Officers
- Need to receive ballot from Simon
 - Simon will assume same role
- VIII. YTD Financial Review - Carrie
- Balance Sheet – Cash operating account – looking good, Replacement reserve looking good (\$518,615.35)
 - Income Statement – Revenue – on budget for the most part even with COVID.
 - Payroll Expenses – some issues that have been recognized, due to accounting error. The variance for the year is still under by \$473.64.
 - Admin Expense – auditing hit earlier in the year than budgeted
 - Security Patrol – under budget, price wasn't split correctly and may see adjustment in the next meeting
 - Legal expenses – updating CCNRs, project is still being worked on and will hopefully wrap up on the next few months
 - Utilities – Water and Electric has been high for this year, Carrie has requested an audit from accounting department
 - Question: Do we have several meters or just one meter? Could someone be tapping into the electrical meters and running up electricity?
 - Carrie will check in with Curtis, the maintenance supervisor, to investigate.
 - Maintenance Contracts – Electrical – testing for the pocket park
 - Non operating expenses – Common Area Improvements – Includes Pocket Park Signs
 - Land Improvements - \$5,000 over due to emergency branch removals from storm, irrigation repairs, aerating and overseeding. Land improvement budget is pretty on point even with the tree work.

- Pavement, sidewalk, driveways – has been challenging finding vendors, Curtis is rebidding many of these projects
- Exterminating – Question: Have there been pest control issues? Answer: There were rats near some of the alleyways, so may have added a few extra traps. A big portion of pest control is due to moles.

IX. Community Updates

- Trash for Peace Event – Free community collective event. There will be two 40' dumpsters that will be set across from the leasing office on Trenton and Dwight on afternoon of June 4th and stay over the weekend and will be moved the morning of June 7th. Management will post flyers to everyone's door specifying what items will be accepted. Community Event – homeowners are welcome to bring items to discard. Will also be happening in July and August.
- 4th of July – Reminders will be posted about what is allowed and what is not allowed. Also planning Eclipse patrols for June 15th-August 15th.
- Membership question: What will be the process for reporting issues? Answer: Can call non-emergency line or report to onsite management. Please include names, addresses, description of individuals, all details so follow-up can happen.
- Membership question: What is the purpose of the patrol? Answer: Patrol will be on the property, will report to onsite management of any details.
- Membership: What is the outcome of the report? Will this be included on the letter? Answer: We can partner with the fire department "lower the boom" organization and they can do the fines. Management can do notices for lease violations and can take quick and swift action.

II. Meeting Adjourned at 7:50PM.