

New Columbia Owner's Association  
Quarterly Meeting Minutes  
May 26, 2020

***Meeting held via Zoom***

Attendees:

<b>Board Members</b>	<b>Management</b>	<b>Membership/Guests</b>	<b>Vendors</b>
Tonya Evans	Carrie Lewis	Al Lockhart	Mike Nielsen, Valleyscapes
Alescia Blakely	Eduardo Salcido	Judi Lockhart	Officer Jose Ortiz
Simon Williams	Michael Whitney	Janis Khorsi	Officer Shiferaw
	Keith Karlsen	Kimberley Jackson	
	Juli Garvey	Michelle Boisvert	
		Tina Harris	
		Shanda Justice	
		Nate Moreland	
		Yoni	

The meeting begins at about 6:30 PM with introductions by Simon Williams.

- I. Review and approve November Meeting Minutes
  - o Minutes are approved by Simon Williams
- II. Portland Police Department – Officer Ortiz and Officer Shiferaw
  - o Last HOA Meeting, the concern was the parking situation. Officers are increasing parking enforcement – towing vehicles, contacting Mike Kravitz, the director of PBOT. They are building “Monthly Missions” by hitting all the streets monthly. However, COVID-19 has slowed this. They are still taking reports of parking violations and staying on top of the situation.
  - o Simon has been seeing a congregation of people outside of community on Alaska St. by Charles Jordan. It has been getting bigger weekly, and he is concerned it may escalate to gang activity during the summer.
  - o Disabled cars on streets – when can they be tagged? PBOT is not towing until after COVID unless it is egregious. They have temporarily cut their staff to only one person tagging cars. As police, they are limited to towing hazardous vehicles and on private property. Abandoned vehicles are towed by PBOT, and Portland Police is working with them. A homeowner is concerned that the vehicles in question have leaking fluids, and have been there since before COVID. How long will it be until after COVID before they get towed? Normally they are pretty good about getting NC to the top of the list. Homeowners can report it to the NC police, or to PBOT.
- III. Valleyscapes
  - o Spring rain has slowed down, so there shouldn't be as much clumping.
  - o Have been dealing with COVID rules and regulations, but have it handled now.
  - o June – transition month – get the water running and tested. If there are broken sprinklers etc., report that to Valleyscapes.
  - o During summer, will be edging, weeding, watering, etc.

- Simon – do sprinklers have sensors? Yes, the smart systems will adjust water based on rainfall in the past 24 hours. If this has issues, Valleyscapes can address it if it is reported.
- When will the trees in the community be addressed? They are overgrown and yet to be pruned or topped. The issue has been ongoing for some time. Mike noted that the big trees need to be addressed by an arborist. Another homeowner has trees hanging over her roof. Juli requested management to send her a copy of the last tree audit. This should be done annually. Carrie mentioned that there is some money in the budget for tree work.
- A homeowner has an issue with limbs dropping on their car and denting it. He has reported it, but nothing has been done.
- A homeowner has sprinklers not coming up anymore.
- Michael will contact an arborist regarding pests in trees.
- A homeowner reported a fallen branch in her yard. Mike will take care of it.
- Valleyscapes is done with bark for the year, so if there are any areas that were missed, let Valleyscapes know. Mike said that treewells less than four feet should not have bark. The grounds crew will walk the grounds and find the areas over 4 feet without bark. A homeowner is concerned about the curb appeal of leaving tree roots without bark. It looks unkept. Mike will do some research and see what solution he can come up with.

#### IV. 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.

#### V. YTD April Financial Review

- Variance Report
  - HOA dues – under budget – have memos out to HO's for outstanding dues
  - Security Patrol – over budget – being billed for an extra officer that had left NC detail; this has been fixed and will be adjusted
  - Utilities – right on target
  - Landscaping – aerating and seeding in March was billed in April.
- Balance Sheets
  - Replacement Reserves – at \$375,427 at the end of April 2020.
- A homeowner asked if the Financial Statements can be released to homeowners prior to meetings (particularly virtual meetings) so they have time to review them. Simon said that as long as there are no conflicts with CC&R's or Bylaws,

#### VI. Community Updates

- KABOOM – Got selected to rehab one of the pocket parks. This will be happening June 2021. Management is starting monthly meetings with leader of KABOOM so that we are ready by June.
- Columbia Pool – got financially supported for 2020. However, due to COVID, it is unknown when it will open back up.

- Village Market – they are delivering food to people who cannot leave their homes. People can call them to sign up for getting food delivery. The flyer is listed on the HOA website. They deliver on Wednesday and Saturday mornings.
- Pocket Parks – Simon – maintenance picks up trash daily, but he notices kids using foul language and “weapon-like” toys. Can signage be made regarding these issues?
- Homeowner asked about Legal and Landscaping Committees. Last meeting, she expressed interest in joining the committees, but hasn’t heard back.
- Trash cans – dumpster divers pull everything out of the trash cans then pick out what they want to keep and leave the rest on the ground. Is there something that can be done about this? This is the dumpsters outside the apartments. Carrie said they are doing everything they can, but it is a continuing battle. Management will send a reminder letter to the residents about proper garbage protocol.

VII. Meeting is Concluded at 8:00 PM.