

New Columbia Owner's Association  
Quarterly Meeting Minutes  
August 25, 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	
		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 Simon – what do we do if we come across underage kids smoking marijuana or drinking alcohol in parks? An officer suggested calling the Portland Police non-emergency officer and they will send an officer. If you know the general location or times it happens, the officers can plan on having a presence at that location and time.
  - o Simon – several neighbors have had cars broken into. They can call non-emergency, or fill out a report online.
  - o A homeowner reported a red car abandoned that has been outside their home for several weeks. She called non-emergency police, but there was no response. Officers will look into it.
  - o Homeowner – On the 4<sup>th</sup> of July, kids were shooting fireworks at vehicles and houses, and lit a dumpster on fire. An officer suggested that this is a difficult situation because of the volume of calls, because the kids can easily run away, and because of the protests. They will have to find a solution to the problem, which could include working with community members to remove fireworks from their children. There were a record number of calls for fireworks this year. If homeowners recognize renters using fireworks on the property, they can report it to management. Management has been doing what we can to curb the problem.
- III. Valleyscapes
  - o End of the summer season, and Valleyscapes will be transitioning into fall. They will do another aeration and moss treatment. Irrigation will wrap up at the end of September.
  - o Simon – Do you track how much water is used? No, there is no flow tracker on the systems, but they track based on minutes and hours.

- Simon – ValleyScapes has a very good crew this year and are doing good and efficient. Mike is out every week and makes adjustments as necessary.
  - Homeowner – there are some areas that are very mushy, and has overwater spots (big dead patch). Another neighbor looks like somebody ran their trailer over their lawn. Mike suggested that if there are wet spots, let Michael know and he will let Mike know.
- IV. Mural Proposal
- STRIVE – a group of young people who live in New Columbia proposed doing a mural in New Columbia. It is totally funded through PBOT and Multnomah County. They are hoping to have it done end of October. They would vote between three designs. They are doing two other murals. It would be mid-block. Simon suggested that the Board would need to take a vote. Carrie suggested doing a SurveyMonkey to vote on it.
- V. Legal and Landscape Sub Committees
- The committees have not taken off due to lack of participation. They are on the agenda to see if anybody is interested. If anybody is interested, they should notify management, and management will put something together. There are several people interested. If nobody is interested after one month, Simon will work with the Board and Management to work on updating the CC&R's.
- VI. Tree Trimming
- Homeowner – are homeowners responsible for removing and trimming the trees with branches over the houses or the roots damaging foundations? Yes, homeowners are responsible for trees on their property. They need to notify management that they are doing that, but homeowners need to get permission from the City (Urban Forestry) or else they can get fined. If trees are under 3 inches diameter at breast height, they just need to notify management. If 3-6 inches, management will look at if it needs to be removed and replaced. If over 6 inches, a permit needs to be issued from the City.
  - Homeowner – there are a couple trees in the common areas that are leaning. The HOA has been out a few times to look at them, but only do a bit of trimming. Management said that multiple vendors have recently done trimming and looked at the leaning trees. Management sent the vendor recommendation to the Board and it is awaiting Board approval before they can be removed.
- VII. Financial Review
- Balance Sheet
    - Replacement Reserve - \$419,000 as of July.
  - Variance Report
    - Under budget on NSF and late fees due to COVID.
    - Outside admin payroll – under budget on manager salary (hours not billed properly, but it is getting fixed).
    - Groundskeeper salaries – over this month, but have a positive variance for the year
    - Maintenance and Benefits – under budget because groundskeeper not participating in medical benefits.
    - Security Patrol Contract – over \$333 for the month, but positive variance for the year. The HOA budgeted for one week of Eclipse security, but it hasn't been billed yet.

- Utilities – positive variance for water for July.
- Land improvement – budgeted for irrigation and mulch, and based on billing periods, there will be variances, but it should all balance out.
- Homeowner had a question on maintenance contract variances. Carrie will get answers on that for the next meeting.
- Total nonoperating expenses – huge variances because we did not do pocket parks this year.
- A homeowner mentioned that last meeting it was discussed that financials would be handed out prior to the meeting so that homeowners had time to review. Michael uploaded it to the chat. Michael can send them out sooner if he gets them sooner.

VIII. Community Updates

- Charles Jordan Community Center – staff has returned and it is scheduled to reopen mid-October
- Village Market – remind people to wear masks; special shopping hours and services for senior citizens. These hours are Tuesday 10-11AM and Friday 3-4PM. They are also offering free delivery, and 10% discount for senior citizens. All customers get 20% discount on fresh produce. For those who cannot wear a mask, they will shop for 5 items per customer.
- Boys and Girls Club – will open mid-September.
- POIC – classes began August 24, online only.
- Rosa Parks School – first day is September 2, online only.
- Homeowner – foodboxes have been delivered by Boys and Girls Club, but the other boxes
- Homeowner – not receiving newsletters anymore. Community team members are still sending newsletters, so contact Home Forward if you want to be on the subscription list.

IX. Meeting adjourned at 7:45 PM.