New Columbia Owner’s Association

Quarterly Meeting Minutes

May 24, 2022

***Meeting held via Zoom***

Attendees:

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| **Board Members** | **Management** | **Membership/Guests** | **Vendors** |
| Tonya Evans | Shelly Hillman | Carlos Chavez  Kimberley Jackson  Janis Khorsi  Dave Ferrier  iPhone  Kati Dimoff  Michael Shelangoski  Shanda Justice  Tran Trung Truc  Vanessa | Mike Nielsen, Valleyscapes  Officer Ortiz  Officer Zak |
| Alescia Blakely | Eduardo Salcido |
| Simon Williams | Juli Garvey |
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The meeting begins at about 6:30 PM with introductions by Simon Williams.

1. **Review and approve February 2022 Meeting Minutes**
   * Minutes are approved by Simon Williams
2. **Portland Police Department**
   * Zak spoke about homeless camps by the Village Gardens. Officer Zak asked which particular area HOA wanted them to focus on. Areas to focus are both sides of Union Pacific railroad tracks but mostly next to home owners East of Woolsey.
   * Zak said there are 3 tents that seem to be empty. Zak will ask to have the area clean.
   * Simmon said a week and a half ago he heard shots by Dwight. Officer Zak wasn't aware of the incident. Zak said that usually when they arrived people are gone and no one is found in the area.
   * Gun shots: Simmon main concern is if someone gets hurt by gun shots.
   * Officer Zak left meeting at 6:44PM
   * Simon touched based with Juli about elections and the time of year. Asked if ballots would go out normally.
   * Juli thought we had them last year and said terms are 2 years. With the pandemic it seems like years go by so quickly. Juli thought we are still good for another year and asked for a moment to look into it. Meeting continued…
3. **Valleyscapes**
   * Coming this summer. Watering: Mike reports that due to climate they haven’t been able to run the water. The forecast is going to be poor and rainy, rain shades over trees. So for the next two weeks will start working on watering clocks. Water will be on dependent on forecast. Will keep monitoring it.
   * We’re in the season now for mowing and edging after all rain storms. Time to go harder on weed control part after
   * Simon asked: what are some of the challenges we are having with water? Mike said has to do with the unusual precipitation from this year compared to last years. They started running water the last week of April last year. This year being 5 weeks into the year they still haven’t been able to run water. Mike said “is a good thing though but more issues with water saturated areas”. Specifically, Union Pacific area east of Woolsey Street that stays pretty saturated.
   * Simon misunderstood and thought we were having issues with the irrigation system that’s why he asked. Apologized.
   * Lastly, will work on trees along the streets later in June this year.
   * Dave asked about couple trees on Haven that fell down over the last year or two. He asked if trees will get replanted. Mike said he has been working with Michael on this. Eduardo confirmed the trees on both court yards on Haven will get replaced. Mgmt working on it with vendors.
   * Shanda wanted to find out, she is on Cecelia and Fiske on hill with big tree in front of her house. Reports water over saturation in front of her home and across the sidewalk by her neighbor’s house. She is concerned. Mike asked if it was really wet and said it could be the rain or a small leak. Asked for an address so he can go look into it. Shanda will email Eduardo the details and address so Mike can jump on this right away.
   * Simon address being happy with the landscapers last couple years. He said they been doing a great job at mowing and edging. Coming back and picking up, cleaning up really well. He thanked Mike for it.

Member Comment

* + Mr. Tran had a question about dogs and his neighbor bringing dogs to their house. He asked what to do, it taking a picture of it will help.

Eduardo asked if there is a lot of dogs around his place. Mr. Tran said sometimes people take their dog with them and they don’t clean up after their dogs. He asked if taking a picture of them and emailing it to mgmt. will help. Eduardo said yes, please report this kind of incidents to mgmt. Information needs to be specific with date, time, if they know the person, a name etc and pictures. Even if they have an address for us we will look into it and notice the appropriate person.

Simon recommends for community building and connection if you are able to talk to people just to say “hey would you mind if possible, bring a dog back with you, we love to see your dog walking by but don’t want to step on anything when we are heading out to our cars” that’s all. Talk to each other. Tran said he loves dogs but can’t stand people not picking up after themselves.

Eduardo agreed with the idea of community building and connection and encourage other

Simon asked if we have followed up about dog stations on pocket parks.

Eduardo said no, pocket parks signs is the last thing he recalls talking about but nothing about dog stations. Simon said it was mentioned in a meeting before but probably never followed up. The idea is to have a post with a sign and a dog box attached to it. To catch two birds on one nest.

Eduardo will look into it.

* + Juli found out we did an election in 2021 and term is from 2019 to 2021. We won’t do it again until 2023. Shalonna will be taking over Alescia’s term which ends next year. Will appoint Shalonna tonight as joining the board and at the next meeting confirm her acceptance. Juli asked Eduardo t make sure we back track these dates so we don’t forget our next election year.
  + Other members of meeting were asking if Simon will stick around. Simon said, he isn’t going anywhere. But said if someone else wants to take the over he is fine with that. He tried to nominate Kidus but didn’t want to. Kidus moved so no longer an option for the board. He’s family is still around though.

1. **Discussion about late fees and past due balances**
   * Eduardo didn’t know if we can start assessing late fees. Simon said agenda had on there to discus late fees and past due balances.
   * No issuing late fees due to COVID and asked if we should start charging LF again.
   * Shelly said we have $38,976 in outstanding HOA fees. That dollar figure is getting higher and higher and the concern is LF are not being assessed. Now being out of COVID is up to the board to start assessing LF again or wait. Simon asked if late fees are being accrued from the amnesty period and Shelly responded “they’re have not been any late fees accrued or assessed to her knowledge. The total outstanding is the $38,976 but the outstanding dues themselves, there are some other fees on here and they may be from prior. But the outstanding dues is $32,934. Simon said that number was a little uncomfortable for him and doesn’t want to be in a situation where we are going to bill ourselves out and hit our budget later down the road and asked if we now follow up with those homes to see where their status is. The situation is not going to get better if we don’t address this soon.
   * Juli asked if we are currently doing any payment plans. Eduardo said for home owners “no”. We are not doing any collections efforts right now. Juli asked if the board is ok with management sending letter out asking homes to set up payment plans for past due balances. See how that goes over the next couple of months and if no responses and amount don’t go down then we need to talk about the whole issue with collections and then it goes on liens on their property. Juli feels is a little premature right now, she doesn’t feel we should talk about it just now until we see some kind of collection efforts are working. Simon agreed.
   * Mr. Tran said they are not working. They are elderly and not working. He doesn’t know when she will have stable income and right now, they are having a hard time. He had to sell his stuff to pay for the house, water, bills. He believes paying for HOA fees he doesn’t see where that money goes to. He understands it goes to landscaping, lights, etc but thinks is too much. Mr. Tran cannot apply for mortgage or HOA assistance. He hasn’t found an agency for assistance. He doesn’t know what to do with his balance. Simon said the bylaws has something about hardship and he knows we are dealing with each home owner case by case with payment plans that are customized to your income that is viable and available but we still have to move forward with some sort of plan. Tran will get a hold of management to go over options and repayment plan. Simons said he doesn’t know any agencies who assist home owners with mortgage or HOA fees. Simon approved sending the letters to homes to start repayment plans.
   * Tonya said to make sure to give home owners a 30-day notice to say it is our expectation to start collecting again. This will help home owner thing about those payments and plan out future payments.
   * Simon explained to Mr. Tran that payment plans will be different from one house to another and stressed the importance to start paying those balances and suggested continuing searching for assistance. Letter should include inclusions of the process of what that looks like and consequences for avoiding that. And also, if any have any knowledge about resources to contact the office to share the information with the community.
   * Mr. Tran asked about a program if you live or purchased an affordable lot for the original development you are eligible for the reduction of fees. However, if you’re household is lower income or you are aging and you don’t work anymore and maybe you are on SSA it wouldn’t apply to your HH unless it was originally designated affordable, and that is what we are trying to change when we update the CC&Rs. The change will be that regardless if it’s on your title that you are an affordable lot, if you provide paperwork or an application process that you need to have a deferment or be designated a lower fee that the board can approve it. At this time the board cannot approve these requests because is not in the CC&Rs. We need to work on those updates. Carrie was working on those updates and asked Shelly where we are with that.
   * Eduardo will look at emails and try to follow up on that. Eduardo isn’t aware of any responses from legal about this. Simon recalls a conversation about it and agreed to put a move on this now that we are out of COVID.
   * David suggested that maybe there is a housing counseling agency in Portland that could provide services to people who are about to lose their homes. Members will look and if any good information come in the information will be shared to all home owners.

Eduardo to make a note about potential information about this that come in to share it to the community via flyer or blast email.

Eduardo will draft letter and send out to HO. Eduardo asked how would you like mgmt to start the letter. Suggested to mimic what we are doing with renters, 10% down and 6 to 12 month payment plans. Simon asked Juli and she said that in the past we have not done repayment plans with home owners. It used to go straight to collections going mimicking what we are doing with renters is not a bad idea.

Tonya said we could stablish a percentage depending on balance dues but that could look different home owner to home owner. She would need more info about how many home owner are in this position and what their average home owner owns then look at what a monthly payment would look like over the course of 6 to 12 months.

Simon asked if the rules defined the process, Juli said no the CC&Rs don’t talk about payments. It is at Board’s discretion.

Juli recommended doing it what is most affordable and realistic. We shouldn’t write it off because if were writing things off if someone sells their home they will have to pay those. It will come out of the proceeds. She said that whatever amount they feel comfortable they can pay and is reasonable should be accepted.

Shelly said that the idea of 10% down and 6 to 12 months based on income we can do some kind of sliding scale like 20% of their income or 10% or something realistic so that the past due fees can be collected over a small period of time and it doesn’t drag over 5 years and get lost. That’s something Shelly has done in the past and it worked.

Juli asked if IPM manages other HOAs and Shelly didn’t have an idea. Shelly will ask Angie if there is something we can mirror and draft a proposal based on that. Send to the Board before sending out to home owners.

1. **Member comments**

No one had any comments

1. **Year-to-date financials**
   * Eduardo was going to screen share the financials but had technical difficulties. Couldn’t get the financials to appear on his screen and one of his monitors blacked out and froze.
   * Kimberly Jackson commented about anyone who is in need of mortgage assistance and suggested to check with your mortgage company. Kimberly said that when she received her statements there was writing saying if they are behind on their mortgage to give them a call. Simon says NAYA, Portland Housing and encourage everyone to look individually and share the info with the community.
   * Eduardo was able to share the financials with the meeting members but was unable to move the cursor. Shelly said she can go over the financials if everyone has a copy of them. Eduardo tried to make Simon the host but was unable to do so.
   * Alescia said I can probably send it to her but I had to be able to have other people to share their screen. Financial get sent out to all members prior to the meeting. Due to technical difficulties financials couldn’t be shared on screen and Shelly went over them using hard copies.
   * Simon recommended to each member who got the financial income statement to go over them and any other documentation and present questions or concert by email.
   * Dave had a question about the large number on the YTD maintenance/landscaping $154,000 and wanted to know what is going on with that.
   * Shelly went through and looked at that and said what that includes is your monthly maintenance, it also was including bark that was done, also irrigation assessment and overseeding of grass on all common areas and parks.
   * David said that it may be the seasonal variance that budget for the year is almost $80K but the expense is $154,000 it could be that it evens out at the end of the year. But it’s just a big disconnect he was concerned about.
   * Simon said we have a variance of -$74k
   * David is aware that we may not have an answer for this now but to figure out what that is and understand how to look at it at end of year.
   * Positive variance under land improvements so we are ok overall financial picture.
   * Simon recommends everyone to go over the financial and email the board and IPM with questions or concerns.
2. **Community Updates**
   * Eduardo shared a few updates: Transportation wallet happening for residents in affordable housing, first come first serve, transportation packages of free transpiration options to help people get where they need to go. The program has three options. Flyers are available at the office or can be posted to all HO doors. Good information for individual persons and options for households as well.
   * Energy assistance event on 6/3/2022 need info please reach out to IPM and RS will be dealing with this event at the CEC room. Only energy assistance not light bulbs, LED lights, or shower heads will be provided.
   * Computer classes at NC, several dates. We had one on 5/10/22, 5/24/22 and we have three more coming up, 6/7/22, 6/21/22 and 7/5/2022. Mgmt has flyers in the office if anyone is interested. Computer classes will be for basics typing mousing, also review of social media platforms like Facebook, Instagram, ets.
   * Charles Jordan will have a Carnaval 5/27/2022.
   * Kinder Garden transition program please reach out to IPM or RS to get more information. Alescia confirmed RS can assist with signing people up.
   * K-Ching event: this program has been in the community for over 14-years, it is a voluntary working experience for youth ages 12 through 18. If anyone has a youth between these ages and want to sign up to help the community, please connect with mgmt office and resident services. The youth will receive $250 for working 4-weeks. They will be working with The Charles Jordan Community Center, Portland Park and Recreation, Rosa Park School, Village Market or actually at the IPM office with maintenance and office staff teams. If you have a young person who wants to have this experience, we will have orientation on Friday at 5pm and another session on Saturday at 1pm.
   * Simon asked if they will get a certification or letter or recommendation. Alescia said yes they will get this and went on saying that K-Ching kids Had gone to work for the City of Portland, gone on to college and have done some wonderful things over the 14-years the program has been in place.
   * Eduardo mentioned we have a new RS member Spanish speaking who will be a great resource for Spanish speaking families that need assistance.
   * Open house at Rosa Parks: Event at Rosa Parks May 26 from 3pm to 5pm.
3. **Meeting adjourned at 7:35PM.**