# New Columba Owner’s Association

# Quarterly Meeting Minutes

# November 23, 2021

# ***Meeting held via Zoom***

# Attendees:

|  |  |  |  |
| --- | --- | --- | --- |
| **Board Members** | **Management** | **Membership/Guests** | **Vendors/Guests** |
| Juli Garvey | Carrie Lewis | Ginean McIntosh | Mary-Margaret Wheeler |
| Tonya Evans | Sydney Warwick | Heather Alford | Mike Nielson-ValleyScapes |
| Simon W | Michael Whitney | Janis | Officer Robel |
|  | Alexa Stack | Kimberley Jackson |  |
|  |  | Kristine |  |
|  |  | Mark M |  |
|  |  |  |  |
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# The meeting begins at about 6:30PM by Simon.

# Review and approval of August Meeting Minutes

# Minutes are approved

# New Columbia Police Detail – Officer Robel

* + Officers are not in position to speak about shooting at McCoy Park due to ongoing investigation
  + Members need to know if there is a threat to community and can connect with IPM and officers once investigation is over to discuss

1. Landscaping Update with Mike at ValleyScapes
   * Should have leaves 80% cleaned up in the next few weeks
   * Plan on mowing edges of lawn
   * Discussed winter prediction – this winter will likely be wet with a higher chance of snow and ice. This will lead to brittle branches.
   * The storm last year helped clear a lot of weak limbs out
   * Member question - Are home owners responsible if someone were to slip in front of sidewalks due to leaves and mud on sidewalk near house? Answer: Common areas or anything that ends from own sidewalk would be property management’s responsibility
   * Member question – Are members supposed to be shoveling sidewalk? Answer: It’s up to the member to clear path to get to where they want to go.

# Mary Wheeler Updates on Columbia Pool

# Discussed new aquatic center in North Portland

# Project is 5-7 years out

* + Discussed possibility of transporting people at New Columbia to swimming program at Aquatic Center. The challenge of this is the loss of instructional time.
  + Group of advocates for the aquatic center will be meeting 12/6/2021, reach out to Mary with interest in joining advocate group.

# 2022 Budget review

# We did not increase dues last year – proposing approximately 5% increase in fees this year (about $5 a month increase)

* + Without increase, we will dip into operating account
  + Board Decision: Due to the fact that people are still struggling financially, will defer increase and dip into operating account for 2022. Negative variance of $34,700. Replacement services will still be healthy.
  + Increase will be inevitable next year.
  + NSF and late fees – on 2022 budget assumed business as usual Jan 1, 2022, added amount for what was budgeted in 2019
  + Legal fees due to amending CCRNs with legal team
  + Budgeted 9% increase in water due to longer warm season and increased irrigation
  + Budgeted 8% increase in electricity – electricity has been pretty consistent throughout the years with small increases.
  + Hopefully early next year sidewalk will get fixed, parking lot seal coat budgeted for July

1. Member Comments
   * At last meeting, talked about cars that are driving fast through alleyways. There is parking signage but nothing about speed. If room in budget, would be nice to have speed signs.
   * Will add 5pm speed limit to Rules and Regulations with attorney and send out

# YTD Financial Review

# Variance Report – we review anything in the variance over $200

* + May be increasing tax on water bill
  + Extra landscaping expenses due to storm resulting in down trees

# Community Updates

# There will be a holiday event on December 21st - will be in newsletter

1. Meeting Adjourned at about 8:00PM.