# New Columba Owner’s Association

# Quarterly Meeting Minutes

# February 28, 2023

# ***Meeting held via Zoom***

# Attendees:

|  |  |  |  |
| --- | --- | --- | --- |
| **Board Members** | **Management** | **Membership/Guests** | **Vendors/Guests** |
| Juli Garvey | Michael Whitney | David Ferrier | Ken Rumbaugh PP&R |
| Tonya Evans | Shelly Hillman | Janis Khorsi | Mike Nielson-ValleyScapes |
|  | Juli Garvey | Natalia & Joe | Portland Police Department – New Columbia Detail |
|  |  | Ann’s S22 |  |
|  |  | Mary and &Yvonne Gibson |  |
|  |  | J Mart Samantha & Rudi, Vanessa, Judy Henderson, Kimberley Jackon, Ginean Mcintosh, Keegan, Iphone |  |
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# The meeting begins at about 6:30PM by Tonya.

# Review and approval of November 2022 Meeting Minutes with change by suggested by Juli.

# Minutes are approved

# Tonya introduces Ken Rumbaugh of Portland Parks & Recs to discuss North Portland Aquatic Center.

* + Ken explains he is a community engagement leader for PP&R and is leading the community engagement for the North Portland Aquatic Center.
  + The task is to build state of the art Aquatic Facility in North Portland. It will be the nicest facility in the city.
  + Ken Provides contact information and website information for project.
  + website: <https://www.portland.gov/parks/npac>
  + Contact Ken Rumbaugh at 971-269-9042 or [ken.rumbaugh@portlandoregon.gov](mailto:ken.rumbaugh@portlandoregon.gov)
  + 5-to-7-year project timeline, possibly opening in 2029 but the city is trying to be more aggressive to open earlier.
  + Down to five candidate sites. The plan is by the end of the year to have the final site and final plan of design.
  + Specifics they have heard so far from Communities meetings: Accessible by walking, biking or public transit, and also built near a PPS in a dense neighborhood.
  + Will have a fun pool and fast people aka competition pool. Fun pool will be 5300sq Ft and fast pool will be either 25 meters or 50 meters.
  + Will be more than twice the size other community pools in Portland.
  + Jan 24 2023 held community event #2. Held table discussions about benefits and impacts on communities where pools could be built.
  + Top three selections currently – University Park, Northgate Park and Columbia Park.

1. New Columbia Police Detail -
   * Officer Edner asks if there any specific issues that HOA members or the board want to discuss with them.
   * Officer Ednerask if anyone has questions about the shooting that occurred two days before the meeting at McCoy Park.
   * Juli informs Michael there are a couple hands for questions. Michael tells David Ferrier he can ask his questions and Janis Khorsi.
   * Dave is happy the police are aware of the shooting at McCoy Park and they are investigating. Officer Edner reports no injuries, and the victim doesn’t live in New Columbia and isn’t being cooperative.
   * Vanessa asked in chat about Homeless camps on UP land. Officer Edner said they went out a few days and didn’t see anything but would check on them tomorrow afternoon.
   * A question is asked about Railroad police. Officer Shiferaw said they have a contact, and they are working with them to enforce trespassing notices from UP. They need City attorney, Jail and Railroad police all on the same page to enforce it.
   * Chloe mentions that she is a new homeowner, and her car has been broken into since she moved in. She wants to know what patrols or if there are plans for increased patrols in the area. Officer Robel explains that New Columbia is staffed at all hours of the day in addition to the New Columbia police detail. He suggests calling when those things happen as there may be related incidents and their call could generate new leads.
   * Another homeowner asks when Officer Robel says “call us up.” Do they mean call 911 or can they have direct line to call them? Officer Robel says if an emergency call 911 otherwise call non-emergency or call management and management can communicate. Officer Robel adds his email to the chat to discuss exchanging contact information.
   * Vanessa asks another question in chat about mental health. Tonya provides mental health crisis number: Multnomah County Call Center at 503-988-4888, or1-800-716-9769.
   * Keegan mentions more drugs deals happening in corner of BGC. Wanted to bring it up not sure if they are aware or it has been brought up to them in past. Officer Robel makes note that he will monitor the area. Also, in front of Rosa Park Elementary school.

# Mike From ValleyScapes – to give update about Landscaping.

# Winter is almost over but the weather has created delays for spring prepwork.

* + Will be treating lawns and common areas for winter diseases and moss in the next couple of weeks.
  + Mowing season will be here soon and will back to regular mowing. Winter pruning is done.
  + March will start working on irrigation to be ready for spring but hoping won't need to turn on water until May.
  + April will start aerating and seeding lawns to fill bare spots.

# Updates on Property Damage on Fessenden and Woolsey -

* Lawn repairs started last week but due to the snow had to stop for three days. Start work back up on Monday. The supervisor intends on coming out this week to check in on work being done and send an email update to Michael.
* Once lawn repairs are finished, they will start with modification, Michael has not had the opportunity to see where they are at.
* Modifications are to pull the lawn back, add bark dust bed and then add large boulders along Woolsey where vehicles have been driving through. With the idea to create a natural looking barrier.
* Scheduling to replace pedestal with Squires. PGE has to come out, inspect and then shut power down. The Repair should only take a day, after that city needs to inspect and then PGE to inspect and reenergize the meter.
* Unsure of damage to common area lightning at this time, once power is restored Michael will have Curtis contact Squires to check common area lighting to insure it is working properly and make any needed repairs.
* Keegan talks about the downed tree in UP area blocking access. He wants to stay – but it is on UP Land so we can’t do anything. Keegan said someone tried to build a bridge that stops vehicle access but not pedestrian access. Based on UP lack of response – chances are the tree will remain in place.
* Michael did go out to document the conditions of camps for our lawyers and with the intention of if they did build something, get over the tree to dismantle anything on the side of the line.
* Lawyers sent responses on 1/13 and 1/23 and on 2/3 - only response came when Keegan emailed them.
* Choices are litigation and possible loose or continue to document and build a case.
* Michael asks homeowners to send him emails or cc on emails they send to Mary so he can continue to document.

1. Member Comments
   * Ginean has a question about rentals: a new neighbor has college students living in the unit and in summer they move out and the homeowner moves in. Updates CC&Rs and board. approved okay to do Monkey Survey about CC&Rs changes, that has not been done. Michael discusses those changes in regard to rentals.
   * Juli Mentions that these changes have to 100% percent approval from membership for these changes to actually be made.
   * Ginean is concerned that she feels like these owners are abusing the system and it drives value up and defeats the purpose of the New Columbia Owners Association.
   * Juli says that there is a current policy in place where we run background checks, criminal only, on the renters' homeowners are renting too.
   * Natalia and Joe – mentions that website is not upto date. Michael will update. Also mentions that they feel noticing for meetings is really late and would like more homeowners to join us.
   * Juli mentions that are guidelines in the CCRs about notifying for HOA meetings but the meetings are set. Juli asks Michael to update Website. Meetings are always on the 4th Tuesday of every Quarter. So in Feb, May, August and November. Next meeting will be May 23 2023.

# YTD Financial Review

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

* + Extra landscaping expenses due to storm resulting in down trees
  + Outstanding payables was only 4200.00 for the year.
  + Outstanding receivables was only 28,843 in HOA fees. Of that 22, 900 is 90 days overdue.
  + Overall stayed within budget with exception for landscaping.
  + Juli asks about land improvements about the negative year to date. It turns out some expenses were not coded correctly.
  + Tonya asks about security contracts – increased to coding issues and slight increase. Everything should be fine – billing also plays a part.

# Community Updates With Shalonna

# Monday’s community partners will have an afterschool program from 3-5 PM doing things like arts and crafts.

* + On Thursdays all through Tax season Cash Oregon will be onsite helping community members complete their taxes. Speak with RS to get signed up.
  + Starting an online newsletter comes out Friday. Shalonna will get HOA emails from management.
  + Will look into Shredding Event.

1. Meeting Adjourned at about 7:45 PM.