New Columbia Owner’s Association

Quarterly Meeting Minutes

May 23, 2023

***Meeting held via Zoom***

Attendees:

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| **Board Members** | **Management** | **Membership/Guests** | **Vendors** |
| Shalonna Jackson | Michael Whitney | Janis  Rudi/Samantha  Keegan  Kimberley Jackson  Michelle Doisvert  Shanda Justice  Kenya Boyer  Natalia & Joe  D. Clay  Melicia | Officer Jose Ortiz  Officer Carson |
|  | Daisy Betancourt |
| Simon Williams |  |
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The meeting begins at about 6:30 PM with Michael Whitney explaining that Julie Garvey and Shelly Hillman from management team could not make it and Mike’s from ValleyScapes had to cancel. Simon Williams makes introductions.

1. Review February 2023 Quarterly Meeting Minutes.
   * February 2023 Quarterly meeting minutes were not approved and postponed until next quarterly meeting.
   * Michael encountered formatting errors with Feb 2023 meeting minutes.
2. Portland Police Department – Officer Ortiz and Officer Carson
   * Start off with Introduction of our newest officer. Officer Carson. Simon wants to discuss the most recent shootings and DEA Raid in the neighborhood.
   * Officer Ortiz addresses the DEA raid. PPB Narcotics team was not involved in the raid or informed of it and currently has no information regarding the raid.
   * Shooting that happened on Woolsey – still investigating but don’t believe shooters to be residents.
   * Shanda Justice states that she spent 10 minutes on hold with 911 and wants to know if there is another way to contact officers if there is active shooting taking place that are witnessing.
   * Ortiz says it is always be best to call 911 during an emergency and not an individual officer who may not be able to respond to a phone call. City Council is in process of revamping call centers for 911 and 911 call centers are understaffed.
   * Kimberley Jackson following up about police car parked on Fiske St. She wants to know if there is an officer onsite and if it is just a parked car.
   * Sometimes it is just a parked car and no officer is present. They like to park cars there as a deterrent. No way to know unless they are actively working and look at calls.
   * Simone wants to know if there is anything the community needs to be aware of in regard to recent shootings and gun violence.
   * Ortiz says there has been an increase of gang activity in general in the area.
   * Shooters from outside NC but more gang related.
   * Simon stated that Officers should report individuals in gangs related to residents to IPM during weekly meetings.
   * Ortiz stated that they don’t track or keep lists like that anymore since the gang unit was shut down. There is the FIT unit (Focused Intervention Team) that is more focused on gun violence and reducing it. Can’t keep a database.
   * Carson introduces herself and explains why they can’t keep databases anymore, civil rights violations. Basically, officers use reports to track events and compare information.
   * Simon says the community is nervous and encourages members to call 911 and report issues to him or Michael Whitney in the management office.
   * Michael discusses issues with Tagging on buildings and steps taken by management. Including trespassing the Individual and informing known people they visit that they have been trespassed and if seen with them can be given written notices.
3. Valleyscapes
   * Mike from Valleyscapes is out. He emailed Michael Whitney notes to go over. Michael will take questions and email them to Mike and reach back out to owner.
   * Turf moss, barking, pruning and irrigation all completed.
   * Mowing and mole project.
   * Goals for next 12 weeks: Continued mowing, edging and early pruning for summer for walkway clearances. If members know locations of walk ways that need clearing reach out to Michael.
   * Report any irrigation issues to Michael so he can report them to Mike for repairs.
   * Will start fertilizing lawns and common areas in summer
   * Simon compliments the crew.
   * Kimberley Jackson is happy with Mikes crew right now.
   * D. Clay issues about irrigation and grass not growing.
4. PGE and Pedestal repair update about delays.
   * Delays due to PGE not accurately reporting things. A work order had been set up by Michael and information given to the contractor along with the date of PGE coming out. PGE didn’t mark box was deenergized and contractor had to set up new work order and wait two weeks only to find the box was deenergized.
   * Pedestal replaced and failed city inspection. Issues corrected and passed inspection.
   * PGE failed meter inspection saying no tag by city inspector. Can reschedule inspection in 30 days. City says tag should be present and went fixed the issue.
   * Natalia and Joe says it has been six months of darkness, asks for better communication in regard to repairs. Discussion about common area lights that are out. Michael says he will go out check the light poles and then have maintenance check to see if they working and schedule any repairs.
   * Simon mentions some ways owners can increase security/deterrence by installing additional lights and ring cameras.
5. Update about UP
   * UP is clearing vegetation from bottom up. Michael is not sure how far they are into the process.
   * Michael is concerned about camping in the far back.
   * Campers are cutting down trees.
   * Michael’s experience they are more responsive to homeowners then to him.
6. Pocket Park on Dwight and Woolsey update
   * Michael purchased new slide to replace broken slide.
   * Rough estimates does not include to labor depending on park 75,000.00 to 150,000.00
   * Simon says that is too much and wants us to look into grants for park upgrades. He doesn’t want to charge additional fees or eat away at reserves.
   * Simon asks how we can turn into a dog park; we can turn a 1/3 into a dog park. Michael will bring up to Juli to Shelly.
   * Discussion about longevity parks, Simon states the parks were installed in 2007 and have lived a long life. IN lieu of finding a federal grant or paying out of pocket for a new park let's just keep it maintained and safe. A low-cost new park would be a dog park which would benefit the community as whole.
   * Question about survey about parks and most voted for item. Michael says the number 1 vote was for new parks.
   * Homeowners say they have seen vandalism to park and bench at park thinks we should invest into more resilient structure to deter that.
   * Recommends survey about how many dogs are in the community.
7. YTD Financial Review
   * Simon and Shalonna voted pass and Michael will be sending financials out to owners due not correct financials for meeting.
8. Community Updates
   * Rosa Parks school to have resource fair, will have speakers and light snacks. 5/25/2023
   * Following that will be spring carnival at Charles Jordan Community Center at 530PM.
   * Ka-ching orientation that same week; Shalonna explains Ka-ching program. Encourages members to apply for the program by reaching out to her or coming to the orientation.
   * June 3 2023, teaching youth how to set up their own podcast.
   * Free food market is every third Saturday of the month in the Community Room.
   * On 7/21/2023 concert in McCoy Park at 530 PM.
   * On july 28th and 29 bulk waste events.
9. Meeting is Concluded at 7:30 PM.