

Jan 8, 2025 | 📅 HOA Board Meeting

Board Attendees: Robert Oliver; George Laumeyer, Greg Hunt, Mike Torres, Heidi Shippy, Jen Wyman @ Metro

Homeowner Attendees: Barb Fyke, Kayla O'Brien, Sherry Rock, Brian Edson, Eva Stewart (left after homeowners forum at 7:00 PM), Annette, Darcy, Monica Ortega (left after unfinished business), Drew, Danielle Teixeira, Carissa & Kiaran Stewart

Attached files: [November agenda.pdf](#)

Started promptly at 6:30 P.M.

Notes

- Minutes approved from November meeting minutes
- Conflict of interest for Mike Torres - 7468 Roxbury & Dave Downey - Son's company that put in bid. Will recuse from voting on approving work.
- ARC Committee - 7130 WPA - patio door replacement - Board moved to ratify

Homeowners forum:

- **Sherry Rock - 7260 WPA** - Regarding committee report, ARC patio door, asking who paid for door. Bob confirmed the owner paid for the patio door and advised authorization was provided to have them put it in. Brought up landscaping - advised she received a notice that water prices would be increasing and inquired as to what we can do to reduce the expense of water. Sherry is confused about the BAM Broadband agreement. Wanted to know if there is a copy available for homeowners, is there a benefit to homeowners for laying fiber cable? Bob advised BAM didn't install on our property originally, they will install on our side of the street to where it can be accessible to every unit in case owners want to connect to the new fiber/broadband. Making fiber available for people that want it. Also asked about the Corporate transparency act. Jen confirmed that is strictly for Board members, not valid currently due to injunction, case won't be heard until March. Sherry asked about a newsletter to be issued at least 1x a month to give us an update on where \$600 HOA fees are going. Jen reiterated that Metro does send out electronic communications about items related to the community.
- **Kayla O'Brien** - Newsletter comment: Something about garages on the Portland side would've been nice to know what's going on for those parties impacted. Inquired on cost of filling trench holes and fixing garages/electrical, etc.
- **Monica Ortega** - Curious on discussion with garages that Kayla was talking about. Bob explained the situation and what we had to do.

Homeowners forum closed at 6:56 PM

Homeowners Correspondence:

- Some correspondence went out to owners due to parking in no parking areas.
- “No Parking Anytime” signs on Roxbury by trash dumpsters. Bob confirmed signs are now up and posted.
- Post/Pole on Roxbury side. Needs replaced.
- Drainage / grading issues for 7086 WPA - will work on getting proposal for grading w/landscaper that filled trench for electrical work

Pending item:

- 3-year audit is underway, will take some time to complete but is now taking place

Financial Statement:

- Jen discussed financials and statement through 12/31/24

Unfinished Business:

- 2 grading proposals / Strand Concrete
 - 7274 WRP - concrete flat work - approved
 - 7468 WRP - window well raise, regrading - approved
- BAM Broadbands Agreement - moved to approve agreement / once weather is over, we can start in Spring
- Corporate Transparency Act - Won't be heard until March 2025 in court, will discuss once decided

New Business:

- Ratified gutter cleaning proposal - came in less than proposed
- Ratified new electrical line - project completed
- Ratified Trenching proposal - project completed
- Ratified Garage door replaced on 7266 WPA - project completed
- Fence repair proposal - 7216 WPA - same unit we just replaced patio on - approved by board to repair with Falch & Falch
- 2025 Landscape maintenance proposal - Environmental Designs - approved by Board
- Will get 7266 Garage Painted + one in front of it that is still needing painted

Meeting adjourned at 7:25 PM

Comments:

- Mike Torres: Suggested that we remind Homeowners about leaking faucets, problems with toilets, they need to be on top of those items as these can be contributing to costs of water.