

## Mar 12, 2025 | 📅 HOA Board Meeting

Attendees: Bob Oliver, Mike Torres, Heidi Shippy, Greg Hunt, Jen Wyman,

Owners: Barbara Fyke, Drew, Sherry Rock; Marty VKI; Kayla O'Brien (joined at 7:35 PM)

### Notes

- Approval of minutes from Feb. 12th meeting. Motion to accept granted.

No Special Guests

No committee Reports

### Homeowners Forum

**Drew;** 7254 Portland - Noticed after a snow, a gutter that comes off roof and front door doesn't extend off grass and to the end of fence, and now runs towards the dirt and back to the house. Advised need to clean his building's sewer line.

**Barbara Fyke;** No comments

**Sherry Rock;** Received a letter from Xcel energy. Inquire on if it's a scam. Who is responsible and for what? Sherry confirmed responsibility for the fuse box on the patio; Question: Where does Assoc./HOA take over if there is an electrical problem outside her responsibility. Bob conf no HOA responsibility. Between Owner and Xcel Energy. Our HOA is underground, so from meter to transformer, that line is Xcel's responsibility, so what is listed on the letter is related to overhead service vs. underground service. Line from the transformer to the house is Xcel, not Owner or HOA. Owner responsible for housing and breaker panel. Question on water line responsibility: Where does Owner vs. HOA line starts. Sewer under the basement, wall to wall, inside space is the owner 's responsibility. Due to 4 units being tied together before they go outside to the main sewer line, each individual owner is responsible for what's under the ground inside their unit, water line is for what's inside the unit, it's all tied together until it's outside the building, then it's the HOA responsibility. What if one of the neighbors is a cause that all 4 units back up? If one unit causes the rest of the units to back up - Sherry advised this happened when they first moved in and all 4 units backed up and it was because they had planted a tree over the cestron, and they had to dig the whole thing up, and the Assoc. Paid for it. Without water for a few days. Roxbury responsible from tap to building. For the Portland side, one sewer line and one water line serves 4 units. HOA would take care of those lines from the building to main to street.

### Homeowners Correspondence

- A homeowner wrote Metro about foundation issues, leaking basement, who is responsible for foundation, etc? Asked for additional information and hasn't gotten any response. Unsure what is going on with the unit. .

- Courtesy Notice to owner with items in common area in grass, response was they will not remove, other homeowners have the same or similar items on common elements. Board will send a letter to clarify common elements (grass, driveway, mailbox, sidewalks) vs. limited common area (inside space in patio, interior of garage, and if you wish it your own flowerbed). Chairs on grass are in a common element to the community, not a limited common element.

### **Managers Report**

- Met with Strand to look at drainage issue on the side of the garage; proposal to repair.
- Ticketed one vehicle on Roxbury, maroon truck parking in no parking area, some issues with Max about towing it.
- Sent work order to have light on garage fixed
- 7160 wanting drywall replaced in the garage, conf owner responsibility.
- Owners who haven't paid assessment fee have had action started

### **Financials**

- Approved pending final audit

### **Unfinished Business**

- 7086 WPA - will get list of all properties that need this fixed to see if we can get discount for multiple units

### **New Business**

- 7224 WPA - Drainage repair proposal. Look to address all at the same time, drain pan, grading, sidewalk, concrete
- New Policy - Sign & Flag - will have attorney draft new policy subject to attorney fee
- Revision of HOA Rules & Regs - Board can do this without approval from homeowners
  - Garage and issues with garages being full of anything but vehicles
  - Update rules about what is allowed in garages, intended use
  - Declarations State:
    - 15 b. - "clean and sanitary condition"
- Wish list items to add to budget
  - Repave the driveway
    - Patching costs add to budget
  - Patios and decks
    - Board to do walk to discuss decks/patios in need of highest repair

Confirm date of next board meeting Weds., April 9th at 6:30 PM

Meeting adjourned at 7:37 P.M.