

April 8, 2026

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

Owners: Drew, Jennifer, Sherry Rock, Cody Andrews

Called to order at 6:33 P.M.

Location: Zoom

Notes

- No conflicts.
- Approval of minutes from March Board meeting. Motion to accept minutes as written, granted.
- No committee Reports
- No Special Guests

Homeowners Forum - Opened at 6:34 PM

- **Sherry Rock: 7260 WPA** - Garage door seems to be quite noisy, should it be oiled? Yes, we should probably grease it up. There is garage door lubricant you can buy at Home Depot to spray rollers, track, etc. Mike requested Sherry's phone number to help her get this done.
- **Drew:** Inquiring on annual clean out of sewers; Jen at Metro advised that it was already done a month ago and it was jetted with water this time.
- **Jennifer 7428 WRP** - Does HOA have any rules on the little pocket motorcycles? She has caught 2 teenagers riding through the grass areas, etc., and she told them not to ride on grass, to ride on the street. Concerns about them getting hurt, ruining grass, or driving around where they shouldn't be. No HOA rule in place.
- Closed at 6:48 PM

Homeowners Correspondence

7194 WPA - Item #1

- Radon system issues related to roof replacement.
- Heritage has repaired, and reimbursed the insured for this damage.

7164 West Portland Ave. - Item #2

- 1st violation notice on parking in fire lane
- Owner advised they would inform tenant
- Metro received a report a few days ago that they were still parking in the fire lane
- Owner/Tenant has duty to cure after 30 days
- Fine will be issued if it continues after 30 days

Metro received a complaint about 7226 WPA throwing cigarette butts in front of garages, on grassy area, and dumping cigarette butts outside the dumpster.

Managers Report

- See board packet for details

Financials

- Approved pending final audit

Unfinished Business

- A. Pressure relief valve installation- update
 - Able to complete some but not all
 - Additional plumbing work needed at 7054 and 7052
- B. 7196- sewer
- C. Stair tread painting proposals - Board approved to accept Falch & Falch proposal

New Business

- A. Garage door replacement proposals- 7052 and 7264 WPA-ratified
- B. Plumbing repair proposal - Board approved
- C. Deck replacement proposal - Board approved Strand proposal
- D. Electrical issue report on Roxbury
- E. Garage door painting consideration - Jen will get bids from Falch
- F. Axela collection services agreement
- G. Schedule next Board meeting date- Wednesday, May 13, 2026, at 6:30 pm via Zoom

The meeting adjourned at 7:35 P.M.