

Present: Richard Smith (#2), Janet Dougherty-Smith (#2), Matt Buell (#3), Marilyn Adams (#4), Claire Nettleton (#7), Maddie Vucovich (#8), Brent Engels (#10) Michael Nyberg (#11), Guy Silvestri (#12), Pat Lake (#15), Clint Harmon (#17), Carl Werner (#21), Chase Johnson (#22)

The meeting was held via Zoom.
Michael called the meeting to order at 7:05PM.

Treasurer's Report:

Checking: \$12,543.86
Reserves: \$45,106.57
Insurance Account: \$5,090.14 (This is what was left after payment for the repair work done on Unit #18. This amount will be re-directed to our Reserves Account.)

President's Report:

- Michael shared his Excel spread sheet of Income & Expenses for 2024 – 2025.
 - *Various expenses are quoted in detail. (Refer to Michael's spread sheet for specifics.)
 - *Special Assessment payments will end in July. With that and the normal monthly maintenance dues, it is expected that \$10,000 will be collected by that time.
 - *Yearly Condo Insurance with State Fam is \$12,680 (rounded). Earthquake Insurance is \$4,450 (rounded). So collectively, insurance dues for the year total up to \$17,129.80.
 - *We are expected to have roughly \$55,000 in Reserves by the end of 2025.

Board Election:

- Marilyn (#4) and Emiko (#19) were the two non-Board members delegated to count the ballots. 16 Ballots were received. The new Board members will be:
 - Claire Nettleton (#7)
 - Michael Nyberg (#11)
 - Guy Silvestri (#12)
 - Pat Lake (#15)
 - Clint Harmon (#17)
 - NOTE: Although Maddie Vucovich (#8) received a sufficient number of votes, she requested that her Board role be deferred till next year.

New Business:

- Speed of Drivers using Hideaway Driveway
 - *Perhaps more signage is required.
 - *There is no method of enforcement.
- Damaged Shrubs along Incoming Driveway
 - *These are final vestiges of the ice storm of January 2024.
 - *Whatever replacement shrub is decided upon, the request has been made to have them run taller than the present version.
 - *Landscapers other than our present weekly grounds keepers will need to be identified for this project. Student programs at Oregon State might be a useful resource.
 - *Corollary Request: Improved shrubbery for Unit #17. The photinias presently there do not offer much security. Perhaps Arbor Vitae would be better

New Business (cont.):

- Broken Hideaway Address Sign
 - *Michael reached out to a sign contractor, but the \$1000+ expense seems prohibitive.
 - *Richard (#2) was the homeowner who arranged the purchase of the original (now broken) sign. He might have recommendations for its replacement.
 - *Clint Harmon (#17) and Karen Law (#5) offer alternative resources, either doing it themselves or they know those that can do it..
 - *There is debate about what text should appear on the sign:
 - "Hideaway Condos"
 - "No Park Access"
 - Other text?
- Reserve Study
 - *Guy (#12) started a informal query of candidate contractors for this project but is of the opinion that this would be an extraneous expense. The least expensive version of Reserve Study is over \$1000 and would need to be repeated every three years. Are we in such dire straits that outside experts are needed?
 - *Janet (#2) notes that our Hideaway Condo Association was formed prior to the law requiring Reserve studies every three years and therefore is not required to sign up for one.
 - *Unless the lack of a formal Reserve Study is causing delays in the sale of Units, there is no urgent need to start one (in Guy's opinion). We can do our own Reserve Study.
 - *A Reserve Study was done back 2019. This might serve as a reference. Carl (#21) or Janet (#2) might provide historical background and opinion.
- Bylaws Updates
 - *Zoom-style meetings and other issues need to be addressed in our bylaws.
 - *Note that 75% of the homeowners need to agree to any changes to the bylaws.
- Upper Sidewalk/Driveway Repair
 - *Michael has discussed this situation with contractors. This could quickly turn into a major project since digging through to foundation and other structural features need to be considered.
 - *Repairs are projected to cost approximately \$8000, \$2000 of which can be expected to be re-imbursed from the County.
 - *This project requires permits. Specific procedures need to be followed. The recommendation was made to have the County inspect the problem before contractors are brought in. But the County will not commit themselves until discussion with contractors occurs first.
 - *As work commences, our access to this driveway is compromised. Perhaps the work could be done on just one side of the driveway at a time, or a metal plate could be supplied that allows cars to travel over the open space.
 - *It still needs to be determined just how much Hideaway needs to pay and how much the County needs to pay for this project.
 - *This project is tentatively slated for August.
- Chimney Siding – Painting Needed (Unit #6)
 - *The homeowner is addressing this issue.
- Drainage Issues (Units #14 and #15)
 - *Water run-off from the Unit #14 side is pooling up on the Unit #15 side.
 - *Could Drainage Masters be recruited to address this problem?
 - *Rock Solid, a former contractor, is familiar with our property. Although this company is phasing out business, they still might serve us. A tentative cost of \$2000 has been mentioned.
- Asphalt Re-sealing
 - *In past months, Pat pursued this project with contractors, in particular, Rose City Paving. She recalls the cost being \$7000 to have the entire driveway re-sealed.
 - *If not done this year, it should definitely be done next year. There is some urgency to have this done sooner rather than later.

New Business (cont.):

- Scheduled Tree Trimming (All Units)
 - *In the past, a tree trimmer outfit served our property on a regular basis. Should this service be re-instated?
 - *Perhaps an assessment from an arborist should be done annually or bi-annually.
- HOA Meeting Format
 - *It would be helpful to homeowners if tentative HOA meeting agendas were distributed prior to the meeting. We'll start pursuing this.

The meeting was adjourned at 8:02 PM. The next Board meeting is scheduled for Tuesday, June 10th, 6:30PM.

Guy Silvestri