

Present: Clint Harmon (#17), Michael Nyberg (#11), Guy Silvestri (#12), Pat Lake (#15), Claire Nettleton (#7), Matt Buell (#3), Maddie Vucovich (#8), Janet Dougherty-Smith (#2)

The meeting was held via Zoom.
Clint called the meeting to order at 6:37 PM.

Treasurer's Report:

Checking: \$15,860.67
Reserves: \$52,119.06 (The approx. \$5,000 left over from the Insurance reimbursement for repair work done on Unit #18 has been transferred into our Reserves.)

Insurance Policies yet to be paid:

\$12,681.00 to State Farm for our overall Property Coverage, due June 14.
\$4,448.80 to our Earthquake Insurer, due June 21.

One unit is delinquent on its Monthly Dues and Special Assessment for May/June. All other units are up to date.

Michael will arrange for Clint to have co-owner status with our OnPoint bank account.

Old Business:

- Damaged Shrubs along Incoming Driveway
 - *Guy contacted the University Extension Service at the Washington County campus of OSU for helpful advice on replacement of damaged shrubs, but no response.
 - *At Claire's suggestion, two other sources were tapped for information:
 - Noble Root: Will be visiting the property on Thursday, June 12th, for visual assessment.
 - Tahn Kehmeier: Still awaiting word.
 - *The essential concerns of this project are:
 - Replacement with taller, denser plant type.
 - Narrowness and shadiness of affected growth area.
 - Drought resistant. (No irrigation)
 - *Guy will keep the Board posted on progress.
 - *Another resource are the homeowners of Unit #18, one of whom works at a garden nursery. They will be tapped for advice.
- Broken Hideaway Address Sign
 - *Clint installed a temporary sign with our Haskell Ct. address for the time being. A permanent sign with more descriptive text is still being sought.
 - *Using the 4' x 3' Thunder Ridge sign as a template, recommended text would be:

Hideaway HOA
12415
Private Road
No Trespassing
 - *Suggested additional/alternate text:
 - "Hideaway Condos"
 - "No Park Access"
 - *Another interesting option was to include a diagram of the Unit # layout. If this is not the best site for this info, perhaps another sign containing this info could be posted nearer the mail box or some other convenient location.
 - *Michael had previously contacted contractor Bright Idea Signage for a replacement that was similar to what had been there before (green background, white text, "No Park Access"), but the \$2290 cost for the full-blown service of generation, shipping, and installation was deemed prohibitive. Clint offered to identify a local supplier.
 - *Note that post holes will need to be dug and back-filled with cement to secure the final product.

- By-Laws - Upgrade Needed

*The present by-laws make no provision for Zoom-style meetings or on-line communications. Also needed are clearer delineation of structural elements that are the responsibility of the HOA. For example, the definition of "foundation". Are repairs to the crawl space the responsibility of the HOA or the homeowner? Who is responsible for sewer issues?

*It is recommended that this project be tabled until next month. In the meantime, those interested can start reviewing the by-laws. They are posted on our Hideaway internet site.

*This review will necessarily be a group effort.

*Note that edits to by-laws requires a super-majority (75%) of homeowner approval to become final.

- Painting of Chimney – Unit #6

*The homeowner will be notified of this still-open project.

*Clint will scout around to see if other open projects regarding paint need to be addressed at the same time.

- Insurance Payments – All Units

*As mentioned in the Treasurer's Report (above), payments to our grounds and earthquake insurers are on the verge of being paid.

*However, a question arose about the assessed property values provided by our insurance provider. Most units are listed in the \$270k to \$390k range, although actual restoration costs for total reconstruction would more likely be \$480k or greater. State Farm will need to be questioned as to how their assessed values were obtained and perhaps adjusted as needed.

*Also, recent homeowner experience with insurance providers indicates that photographic records of internal features are essential for proper reimbursement. For instance, if cabinets were made of expensive mahogany, the insurer will not know this and cost the items out as if they were made from cheap plywood.

- Upper Sidewalk and Driveway Repair

*Michael has discussed this situation with four contractors. He will supply relevant info to the Board.

*Note that there exists a Wahington County Grant Program that will reimburse repair projects up to \$2000 depending on the scope and other details of the project. There is a six-step process to qualify for this Grant Program reimbursement.

*Full replacement of the concrete will cost \$8500 (of which \$2000 could be reimbursed if certain conditions are met). But do we really need to fully replace the concrete? Would a simple patch job be adequate?

*As work commences, our access to this driveway will be compromised. Perhaps the work could be done on just one side of the driveway at a time, or a metal plate could be drawn across the open space to allow cars to pass.

*It turns out that this project and the sign repair project will need to be done separately.

- Drainage Issues (Units #14 and #15)

*The problem was originally reported as water pooling towards the back of Unit #15 originating from run-off from Unit #14. The present drain is not positioned properly to capture this run-off.

*The homeowner contacted DC Construction (a spin-off of Rock Solid, a contractor familiar with our property). A quote of \$2200 to remediate this problem was supplied.

*But the problem has since expanded to water pooling along the entire length of the side of Unit #15.

*DC Construction and Drainage Masters have been contacted. Drainage Masters will be on-site to assess the situation this Friday (June 13). DC Construction will be visiting soon after.

- 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?
 - *Recent mail correspondence from Portland General Electric indicated that tree trimmers would be in our neighborhood. Perhaps this was the service that homeowners remember from the past?
 - *Concern was raised about the specific contents of the arborist report provided last year. None of the marked trees were on the Unit #13 thru #22 side of the complex. Was this an oversight on the part of the arborist?
 - *There is particular concern about a fir tree that abuts the back surface of Unit #18. A visual assessment from a previous arborist (not from the outfit that wrote the report) claimed that this tree was not a threat to the Unit #17 / #18 foundation but could be advantageously trimmed. Even so, this fir tree should be re-assessed by a new inspection.

New Business:

- Communication Channels
 - *Clint is setting up Group Chat capabilities for homeowners not on the HOA Board.
- Emergency Preparations
 - *Homeowners will be requested to provide the locations of cut-off valves for water and gas.
 - *A "buddy system" is being recommended to keep one another posted in cases of medical or weather emergencies. Perhaps occupiers of adjacent units should exchange phone numbers and outside contact info.
- New Owner Welcoming Basket
 - *A pamphlet or brochure that provides information useful for incoming homeowners is being devised. Contents would include:
 - HOA Board Meeting Dates and Times
 - Hideaway Website info
 - Monthly Payment Procedures
 - Trash Day
 - Etc.
- Sewer Scope – Unit #1
 - *The sale of this Unit required assessment of its sewer system. A root ball blockage was discovered between Units 3 and #4.
 - *Repair is needed near-term. The affected site is already marked in white paint.
- Archived Items
 - *Collected bills, job proposals, estimates, quotes, etc., should be archived in a more systematic way. Volunteers willing to collate historic records are being solicited.

The meeting was adjourned at 7:52 PM. The next Board meeting is scheduled for Tuesday, July 8, 6:30PM.

Guy Silvestri