



8-Dec-2020 (Tuesday) SACM Meeting Minutes (7:05 – 7:49PM)

Attendee's (~26-28 participants): (last names omitted)

Stephanie, Dan, Tony & Ellie, Mary, Ben, Sandy, Debbie & Jeramiah, Karie & Stephen, Chuck, Connie & Jay, Nyah, Mark, Jason, Kellie, Doug, Kathlene & Mario, Eric, Amy, Sandy, Larry & Linda

19 Lots represented (@ 7:07AM). There were 26-28 participants, 21 different Zoom attendees for tonight's meeting. No Proxies. We did have a quorum since we had more than the required 17-18 lots represented.

Roll call: ~7:05pm (Call to order)

Proof of notice of meeting:

- 1) E-mail sent out on 11/6, 11/30, and 12/7 to notify all HOA homeowners.
- 2) Post to "SummitAtCopperMountain" Facebook group on 26-Nov-2020
- 3) Noted event on HOA website: <http://www.summitatcoopermountain.com/>

Past Minutes Review:

Briefly reviewed minutes from prior year (2019). These minutes are also posted on the HOA website. At last years meeting there were 14 lots represented with 18 attendees.

Reports of Officers and Budget/Finances:

Ellie Cazel – President (President@SummitatCooperMountain.com)

Sandy Lister – Treasurer (Treasurer@SummitatCooperMountain.com)

Dan Wright – Secretary (Secretary@SummitatCooperMountain.com)

Ellie:

- Talked about painting mailboxes. Got several quotes this year including a \$2400 one to clean and paint all the mailboxes. Too steep and we didn't do anything.
- Some snow melt is still available. Contact Ellie if interested. Things can get bad if there is a lot of snow.
- All our positions are UP. If anyone is interested in being President, Treasurer or Secretary please let Ellie know. We are all willing to do this another year but at some point we will need new volunteers or may have to consider hiring an outside management company which would likely cost extra \$\$ and dues would likely increase.
- Had arborist come out to take a look at trees. At this point we have not made a decision. The trees between the two fences are actually the home-owners responsibility.
- Reminder to keep your garbage/recycle/debris cans out of public view.
- Parking – Park in driveway on the snow/icy days so the street is not blocked.
- Talked about yard sales last year. Had an estate sale that wasn't well planned.

- Did some follow up with the police about stop signs and speeding. Police won't paint limit lines at the stop sign on 187th & Marko Lane.
- Ellie is trying to stay on top of the yard/landscape issues. Sending out notices as needed when homeowners are not keeping up their landscaping. A few warnings have gone out this year.

Sandy Introduction:

- Sandy introduced herself and noted she no longer lives in the HOA community and that as Treasurer the HOA is paying for her services so we have a Treasurer.
- The HOA Spent a little over \$7k for expenses. Landscape is \$2,100. Landscape repair \$1,700. Professional expensive around \$1000. Water services around \$1,200. We have an excess of around \$3-4k.
- Our reserve account is \$25k (need to have \$20k). Regular checking account is around \$10k.
- Statements going out this week. It will be \$180 a year. Not raising HOA dues.
- We have someone looking over the water system and checking on it.
 - If ANYONE sees a sprinkler spraying the road or broken please let anyone on HOA board know.
 - The \$1,700 expense was to replace the back flow devices.

Dan:

- Need to check on a few names of attendees. Was able to get everyone who attended checked off.
- Noted that we had some car prowlers that broke into some cars. A few in the meeting were impacted by the theft.

Sandy K.:

- Volunteer Sandy Lister to serve another year as Treasurer.

Open Discussion:

- Ellie will send out e-mail on the HOA board positions to talk about this position and what it takes.
- Amy Larson noted their car was broken into and it was lock.
 - One person mentioned he has been walking the neighborhood routinely and has seen more debris left around by teens (?).
- We did bring up a neighborhood watch last year and if someone wants to spearhead that.
- Doug's first attendance.
 - Has HOA had a summer social type of event. Yes, before Ellie and Tony, the HOA used to do it frequently and there used to be a holiday party. We did talk about it last year and a Picnic.
 - We will put on open items for 2021.
 - Doug is interested in checking on interest with everyone.
 - **Action:** Dan to follow up with Doug to send e-mail distribution list of homeowners. Sandy would be happy to help.
 - Sandy mentioned this was done before and it was enjoyable and fun.
- We were also thinking of a small Community Garage sale at last year's meeting. There was one held a couple years ago, nothing this year.
- Ellie thanked Stephen for keeping up the website (17 years now).
- If anyone sees something that needs attention (sprinklers, street lights, etc.) please let us know.

- There was a street light recently replaced with new LED light on Hayden Street (clear and bright).
- Ellie's curb and sidewalk cost around \$1,500. Not in Beaverton so did not have a grant.
- Amy has question:
 - Noted that the sidewalk is starting to crumble near mailbox (Lot #31 - 8221 SW Hayden Drive). This was also noted in last year's minutes.
 - **Action:** She will take some pictures and see if Post Office will take care of it. If not then maybe the HOA can help out with the cost since many families use the sidewalk/mailbox.
 - **Action:** Ellie /Dan will take a stroll and see is there are any other sidewalks or areas in need of repair.

Adjournment:

Motion was made to close made and Meeting ended: 7:49PM

Actions:

- Ellie to send out another e-mail to see if anyone is interested in any of the open HOA Positions: Secretary, Treasury, or President. She will provide the volunteer position details for each of these jobs and rough time commitment.
- Ellie to check to see if US Post office will repair crumbled cement around mailbox.
- Ellie and Dan to check area around neighborhood for other sidewalk issues in need of repair.
- Dan to follow up with Doug and provide e-mail list of HOA residents so he can help coordinate some kind of neighborhood event during the summer.

Monthly Crime map (not mentioned during meeting): https://www.crimereports.com/agency/wcso_oregon