



8-Nov-2020 (Monday) SACM Meeting Minutes (7:05PM – 8:14PM)

Attendee's (19 participants, Only first names listed): Helena, Derrick, Dan, Milauna, Sandy K., Matthew & Kelli, Jay & Caonnie, Ben & Emilie, Jeramiah, Cynthia, Larry & Linda, Amy, Curt, Kathleen & Mario, Rainier, Stephen & Kari, Ellie & Tony, Sarah, Sandy L.

18 Lots represented plus 2 proxies's provided (Debra and Ross). There were around 26 participants, 18 Zoom callers attending for tonight's meetings. We just made the quorum cutoff as we had the required 17/18 lots represented (1/3rd of HOA).

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

Meeting Agenda:

1. Roll Call
2. Proof of notice of meeting
3. Reading of minutes of the preceding meeting
4. Reports from the officers
5. Reports from committees, if any
6. Welcome new neighbors
7. Lot E Public Auction December 8th
8. Election of New Board Members
 1. President, Secretary and Treasurer positions are all end of terms still
9. Reminders
 1. Architectural Committee Approvals
 2. Property Maintenance
 1. Structure
 2. Yard
 3. Garbage receptacles
 3. Parking
10. New Business
 1. Cars Broken Into
 2. Neighborhood Watch
 3. Open Discussion
11. Adjournment

Proof of notice of meeting:

- 1) E-mail sent out on 10/28 and 11/3 to notify all HOA homeowners.
- 2) Post to "SummitAtCopperMountain" Facebook group on 10/16 and 11/1.
- 3) Ellie put out board in front TRACT F (where anyone entering subdivision can see when at stop sign at Rigert before turning left onto 186th).

4) Also noted event on HOA website: <http://www.summitatcoopermountain.com/>

Past Minutes Review:

Ellie, briefly reviewed minutes from prior year (2020). These minutes are also posted on the HOA website. At last year's meeting there were 19 lots represented with 26-28 attendees.

Mailbox painting – We did not do that however some people cleaned up their mailboxes. We are OUT of SNOW Melt in case we want to use that this winter. All HOA board members are on expired time, going year to year. We are going to leave trees as is. Trees behind 185th are homeowner's responsibility. Also noted some cars broken into last year. New lights on Hayden were replaced by LED lights.

Reports of Officers and Budget/Finances (7:19PM):

Ellie Cazel – President (President@SummitatCooperMountain.com)

Sandy Lister – Treasurer (Treasurer@SummitatCooperMountain.com)

Dan Wright – Secretary (Secretary@SummitatCooperMountain.com)

Ellie:

- We have new homeowners present – Derrick and Helena joined us. They represent 2 of the 4 new homeowners for 2021. Welcome.

Sandy:

- Budget Details:
 - We spent:
 - \$165 for landscaping per month. Increases when he mows the swale.
 - \$1200 a year for insurance.
 - \$1600 for water this year.
 - Our water bill has gone up \$500 over last year.
 - It maybe how the person has set the sprinklers. He turns them off in the fall and on in the spring.
 - In the Reserve we have \$25,707. In Checking \$15,243. Have \$40,951.03 in our accounts.
- If anyone notices problems with sprinklers let us know (Ellie, Sandy or Dan).

Dan:

- Nothing.

Lot E Public Auction December 8th (7:25PM):

This will be going up for Auction on December 8th. It went into foreclosure and is owned by the county now. They have to put it up for auction. We asked if the HOA can buy the lot before the Auction but the county said no, it will have to go up for auction.

- Hillsboro takes care of the water area they didn't know about the land going up for auction.
- Lot #27 – Has a 10ft easement to access the property.

- If sold the Tax rate will change. Note, this can be mitigated by declaring the land something different than residential. For example, if the HOA buys the land, it can be declared as 0000 - EXEMPT COMMON PROPERTY IN PLANNED COMMUNITIES.
- No one knows if this can be developed.
- If the HOA buys/bids on this, we can convert the lot over to being EXEMPT and not pay taxes.
 - Insurance would go up.
 - We would have to assess everyone a fee to pay for this (if HOA buys it).
 - We would have to make sure trees are maintained.
 - We may need to get 100% buy in from everyone, if done by 8th of December.
 - Is it 75% or 100%? Ellie to check on this to see.
 - **FOLLOW UP NOTES AND RESEARCH (After Meeting):**
 - We checked insurance, it would NOT increase.
 - Decision to buy property would actually a board decision rather than require a percentage of the home owners.
 - We would have to amend the CC&R's in buying property to bring into common property and THAT would require 75% approval. Also, we would need to assess an expense to buy the property.
 - We checked with a homeowner nearest the property to be sold (outside HOA on other side of the property). He noted he or one of his neighbors would bid and buy the property and preserve the greenspace.
 - BASED on everything we learned, the HOA will NOT bid on this property.
- We will put details on this on our website.
 - Dan to provide link to these documents to Stephen so he can put on the website.
- LOTS 27, 28 and 29 were thinking of putting a bid into this but when it gets reassessed for taxes this will be too much to pay each year.
- Idea on HOA purchasing: What if we draft an e-mail, or go door to door. We may not be able to get enough buy in or a decision in time (before 8th of December).
 - New development may bring more traffic into the neighborhood (downside).
- It is a big REACH to get all homes to pay around \$1,000 each to buy this property.
- **Action:** Curt will get his brother, who is a civil engineer, to get him to look into this.
 - Dan to send these items over to Curt.
 - **FOLLOW UP NOTE (After Meeting):** The results were posted to our FACEBOOK page. The land could be developed but it would have its challenges.
- Maybe more interest to a developer to develop high price housing versus low income housing.
- Greg from Washington County said he was surprised if they would get any bids on this.

Pet Owner Responsibility:

- Ellie will talk to HOA above us (to South) and see what she can do.
 - Pictures will help.

Election of New Board Members:

- We will put another note out to see if anyone is interested in being on the HOA board. All three positions are open. If there are no Volunteers, Ellie, Dan and Sandy will continue for another year and we will take another vote next year.

Architectural / Property Maintenance:

- Keep HOA in loop for any architectural changes.
- Keep Garbage receptacles put away and out of view.
- No Chicken in the back yard.
- Parking – We have not had too much of an issue late.

Neighborhood Watch

- Sandy K will check into this and getting some information. Neither Sandy or Ellie were able to go to the local CPO meeting that talked about Neighborhood Watch.

Open Discussion:

- Snow Melt – Do we want to purchase another Pallet.
 - Ellie will look into this (likely got at Home Depot).
 - **NOTES (After Meeting):** This was purchased and is available for pickup at Ellie's house until DECEMBER 1st.
- Do we have an HOA at the top of the hill?
 - Yes, they have a board (but don't do much). Sandy L. has the contacts for the Cooper Mountain Estates HOA if anyone wants to contact them.

Adjournment:

Motion was made to close made and Meeting ended: 8:14PM

Actions:

- Ellie to look into getting SNOW MELT again for what might be a cold/snowy winter.
 - **AVAILABLE FROM 26-NOV-2021 until 1-DEC-2021 (notice sent out)**
- Ellie to check to see if we need 100% or only 75% approval to move forward with trying to purchase TRACT E (Parcel #3) at the Auction. For doing additional assessments it is 75%.
 - https://www.co.washington.or.us/Support_Services/Facilities/upload/Parcel-3.pdf
 - **HOA will NOT BID on property.**
- Dan to provide documents to Stephen so he can post on our website:
 - <http://www.summitatcoopermountain.com/>
 - **DOCUMENTS POSTED**
- Dan to provide details to Curt so his brother, a civil engineer can look into the land to see possibilities of it being developed.
 - **POSTED on our facebook page.**
- 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.

- Dan to reach out to Ben and Emilie on who to contact about a sidewalk from here to the Cooper Mountain Park.

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

NOTES on Auction (8-Dec-2021):

- Website: https://www.co.washington.or.us/Support_Services/Facilities/property-auction.cfm
- Parcel #3: https://www.co.washington.or.us/Support_Services/Facilities/upload/Parcel-3.pdf