



12-Nov-2019 (Tuesday) SACM Meeting Minutes

Attendee's:

14 Lots (~18 people attending representing 12 lots/2 proxy ballots) were represented at the meeting. Thank you for your attendance.

Proxy (2) – Langely and Grabler

Roll call: ~7:13pm (Call to order)

14 Lots represented including 2 proxies (~18 people in attendance). Not enough for a quorum (17-18 lots required).

Proof of notice of meeting:

- 1) E-mail sent out on 25-Oct-2019. (Friday)
- 2) Post to "SummitAtCopperMountain" Facebook group on 25-Oct-2019 (Friday)
- 3) Letter sent out to those without e-mail contacts. (2 letters sent)
- 4) Sign Board put out near entrance (1 day in advance): 11-Nov-2019

Past Minutes Review:

Reviewed minutes from prior year (2018).

- Talked about painting mailboxes but never happened. One person brought up that they didn't know where the paint was. Ellie mentioned we will have to purchase some paint.
- All three of us have positions have expired. We don't have enough to vote. We will all continue our positions for another year but if anyone is interested in becoming president, treasury or secretary e-mail any of us and we can E-mail HOA for a vote.
- Can get snow melt (Ellie has around 6 left over bags available to anyone interested)

Reports of Officers and Budget/Finances:

Ellie Cazel – President (President@SummitatCooperMountain.com)

Sandy Lister – Treasurer (Treasurer@SummitatCooperMountain.com)

Dan Wright – Secretary (Secretary@SummitatCooperMountain.com)

Dan Wright (Secretary) – Nothing new.

Sandy Litster (Treasurer) gave an update on some items that will need repair (sprinkler system water valves) . Also talked about Financial status of HOA: \$20k in money market, a reserve account at US Bank, \$5k, and checking

account \$9k. HOA has ~\$34k of equity. Last year over budget, this year in budget but have some expenses ahead (sprinkler/water system and landscaping).

- Sprinkler System – Leak Detection project (along 185th)
 - Need to fix the TURN OFF valve part of the system.
 - Need to have someone look at in Spring (We are looking for any recommendations)
- Landscape Services out to bid
 - Looking for recommendations on landscapers. Invitation for bit. And versed in watering.
 - One person suggested Lewis Landscaping
- Landscape on 185th (easements and what to do)
 - Talk to arborists.
 - One said 8 trees need to be taken out, another said they are okay.
 - Talked to arborist about easement: Apple trees, berries, bushes, stuff.
 - Talked to legal team to find out who is responsible for easement? It appears the county owns it. We are writing the county to have them take care of it. That is in process. Legal says it is not our responsibility.
- A homeowner mentioned there was concrete around mailbox (deteriorating) – Homeowner brought to our attention. Ellie went around the neighborhood and took pictures but didn't see any issues. If anyone knows which mailbox has problem please let the board know.

Reports of committees, if any:

None.

Welcome new neighbors:

2019 – 6 new neighbors moved in this year. Only one present were Ben and Emilie Kahn who moved in last month.

Election of New Board Members

- President, Secretary, and Treasurer positions are all end of term.

We did not have a quorum in order to vote so no vote was taken. Anyone interested in any HOA board positions can e-mail HOA or we can wait to try again next year.

Unfinished business

None

Reminders:

Let the HOA board know if you are doing any property changes: roof, painting, fence, etc.

- Architectural Committee Approvals
- Property Maintenance
 - Structure (Fences, House Painting)

- Yard
- Garbage receptacles
- Parking

New business:

- Neighborhood watch
 - Had car broken into (across street). Mike mentioned this has happened to him 3 or 4 times if their car is left unlocked.
- Merger with other HOA
 - There are actually 2 HOA's.
 - The HOA on 186th has NO INTEREST in doing HOA and abandoned their HOA at the beginning.
 - Other HOA is around \$480 a year. They can't get anyone to volunteer. There wasn't a benefit to us to move forward so this potential merger has stalled. It is likely they will dissolve their HOA.
- Open discussion
 - Anything anyone would like us to bring up or talk about?
 - What about YARD sale again next year? Only a couple people who were interested.
 - Potluck? Never happened.
 - What about the ESTATE sale – there were like 200/300 cars in a day for 2-3 days. There were some very unhappy neighbors. Was very disruptive for several days.
 - Question about stop signs / speeding? Couldn't do the speed bumps due to the grade of the road. Looked at it in the past, no concrete steps that could be taken.
 - Concerned about kids and people not stopping or going too fast.
 - Could making it a 4 way stop help? Ellie can check with county on that.
 - Pedestrian cross walk painting on the pavement? Ellie will look into.
 - Possible Picnic or block party? Had some in the old days. Ellie can put e-mail out. Need to be flat/low spot. Perhaps we can do it in Mid-June.

Thank to Steve for Website and Dan for maintain the HOA e-mail address list.

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

Adjournment:

A motion was made to close the meeting and was seconded. Meeting adjourned at 7:58pm.