



14-Nov-2024 (Thursday) SACM Meeting Minutes (Start 7:05PM)

HOA Meeting was conducted via GOOGLE MEETINGS (Virtual meeting, same as prior ~4 years)

Attendee's (~23 participants, Only first names listed): Dan, Ben & Emily, Allie, Amy, Chuck, Cindy, Kathy, Kelli, Lary, Mandi, Mary B., Mary C., Pauline, Sandy, Sandra, Ross, Rob, Rebecca, Jeff & Gayle, Jay & Connie, Helena, Doug, Curt & Sue, Unknown attendee on phone: 916-***-**88

Note: Sandra L. is the Treasurer and not an SACM LOT owner. Everyone else is a lot owner.
We received 1 Proxy Vote: Debra G.

22 Lots represented plus 1 proxy provided. A total of 23 lots were represented. A quorum is **17 lots** out of 56 total lots (30% of lot owners) to meet a quorum. We had a quorum for tonight's meeting.

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. Election of New Board Members
 1. President, Secretary and Treasurer positions are all end of terms still
8. Reminders
 1. Architectural Committee Approvals
 1. Painting
 2. Roofing
 3. Fence Replacement
 4. Any exterior work (deck/stairs)
 2. Property Maintenance
 1. Structure
 2. Yard
 3. Garbage receptacles
 3. Parking
 4. Street Lights
 1. Report to PGE: <https://portlandgeneral.com/outages-safety/report-a-streetlight-problem>
9. Open Items
 1. Neighborhood Watch
10. New Business
11. Adjournment

Proof of notice of meeting:

- 1) E-mail sent out 10/22 to notify all HOA homeowners. Agenda on 10/23. Google meeting 11/1, Reminder on 11/14 (Day of Meeting).
- 2) Posted on FACEBOOK Group on 10/23.
- 3) Dan put out board in front TRACT F (where anyone entering subdivision can see at stop sign on Rigert before turning left onto 186th). This was put out on Wednesday 11/13 around 8AM.

Past Minutes Review:

Dan reviewed 2023 meeting minutes. BRIEFLY. Everyone know it is on the website.

[Meeting Minutes – Summit At Cooper Mountain Homeowners Association](#)

Reports of Officers and Budget/Finances (No other Committees):

Ben & Emilie Kahn – President (President@SummitatCooperMountain.com)

Sandy Lister – Treasurer (Treasurer@SummitatCooperMountain.com)

Dan Wright – Secretary (Secretary@SummitatCooperMountain.com)

Ben & Emilie:

- Gave Introduction to themselves. New Interim president.

Sandy:

- We have \$3,711 – in checking Account. Reserve account \$13k. Moved \$20k into Money Market Account to get more interest. Made \$223 in interest on that money.
- Had Income of: ~\$10k, We did spend all the money – have negative debt of around \$500.
 - Expenses for fence maintenance, removal of trees and cost of water which has gone up about 1/3rd over past few years.
- The BOARD has decided to raise the DUES – Last was in 2008 (\$120 -> \$180).
 - We are going to raise dues from **\$180 to \$250** (\$70).
 - What is proposal to RAISE the DUES, what is expense going to be spent on.
 - We have to maintain a reserve account.
 - We have more TREE and FENCE maintenance.
 - The fence will cost \$25-\$30k to replace it all.
 - The irrigation will need to be addressed in the years ahead.
 - Tree REMOVAL (Front).
 - We did not pay for that removal in the Swale area.
 - Clean water services said it was OKAY to remove.
 - We had never allowed the trees to be remove.
 - In first LOT they wanted them removed and board said NO.
 - SHOULD big changes like that recommended it go out to the association.
 - Cindy / Sandy – were surprised by the trees and impact to the property.
 - **Action:** We will see what we can do. Ben.
 - Cindy suggested these trees be replace, not left as empty space.
 - The goal is to go another 10 years or so without increasing the Dues.
 - We have 56 lots.

Dan:

- Swale – of Hayden had some trees cut down. This is TRACT C and a part of the other HOA. It appears Clean Water Services maintains this and likely removed the trees (around 5).
- All street lights replaced recently. If any issues reach out to PGE.

Welcome New Neighbors:

LOT #53 – Ellie and Tony’s old house: Rob and Allie.

Election of New Board Members:

- Secretary and Treasurer positions are end-of-term. Any Volunteers.
 - Anyone interesting?
 - **Action:** Dan will send out to Rebecca and can send out.
 - Dan and Sandy will continue for another year.
 - Dan noted if Rebecca is interested, he would relinquish his position or bring it to a vote if there is any interest outside Rebecca for the position.
- Interim President’s: Ben & Emilie
 - President (Ben and Emilie are interim presidents. Others can be elected or we can vote them in officially)
 - They will continue on as President. These is a 3 year term.

REMINDERS: Architectural / Property Maintenance (Structure, Yard, Garbage receptacles):

- Architectural Committee:
 - Any exterior work – notify the board for APPROVAL / PROPOSAL.
 - Includes painting, roofing, fence, etc.
 - Maintain your property: Painting, grass, etc.
 - Garbage cans brought in in a timely fashion.
- Parking:
 - Use your designated spots – Garage, driveway and in front of your house.
 - SPOTS outside of that location – you are limited to 6 hours in 24-hour period.
 - Sandy mentioned it might be 48 hours if in front of your own house. Should be moved.
- Pick up after your dogs.
- If you do see a street light out report to PGE.
- What can the RESERVE account be used for?
 - It can be used for big expenses as needed.
 - We had some drain repair expenses several years ago we had to use money from the reserve.
 - It is part of the BYLAWS to have a reserve.

Open Discussion / New Businesses:

- Neighborhood Watch -> Anyone interested?
 - Amy sent handout to Ben – DETAILED commitment.

- We haven't had too much issue in our neighborhood other than a few years ago when several cars got broken into.
 - **Action:** Ben can send out the information to others

*****INCLUDE THIS IN MINUTES or on website*****

- Rebecca's car was broken into a few weeks ago – they got his wallet (car was unlocked).
 - Be careful to lock your car door – people appear to be checking handles.
- Had a couple stolen cars dumped in our neighborhood. Often on Rigert.
 - Had two on Marko lane.
- Mandi noticed a suspicious vehicle (blacked out SUV) in the area hanging around.
 - Can call on others in the neighborhood: Chuck, Curt/Sue.

New Businesses:

- Mailboxes (Scott) – Paint the boxes. Some got touched up and painted.
 - Side walk is crumbling.
 - Send to Amy and Chuck to see if they can find someone to help repair the concrete sidewalk.
 - Is there any official color and style of paint? We can look this up.
 - **Action:** Look at paint.
- Speeders – Up or Down the Hill:
 - Appears to be people at the top of the hill.
 - Might be a good call to Washington County Sherriff's department.
 - Sandy did note that this has been a problem ever sense.
 - <https://forms.co.washington.or.us/form/so-traffic-complaint-report-form>
- Coyote's and Deer
 - Had fecal matter not sure where coming from.
 - There are cats and raccoons.
- SNOWMELT
 - Ben has A LOT of snowmelt. Has about 6-7 of bags of this, he can bring it by.
 - Rebecca is looking for some more.
 - Good reminder for everyone to make accessible – in street in front of house. Do sidewalk as well.
- AIRBNB
 - There is an AIRBNB on Marko but no complaints there.

Last year's minutes can be found posted on the HOA's website: <http://www.summitatcoopermountain.com/>

If you have a STREET LIGHT out be sure to report to PGE. Here is the link:

- <https://portlandgeneral.com/outages-safety/report-a-streetlight-problem>

Adjournment:

Motion was made to close made and Meeting ended: 8:05PM

Actions:

- Dan:
 - o Send HOA Secretary Job details to Rebecca. **(Done 11/14/24)**
 - o Send Concrete Work request to Amy and Chuck. **(Done 11/14/2024)**
- Ben
 - o Send out info on Neighborhood watch to others – or include in meeting minutes.
 - o Try to look up history on the Mailbox painting and who painted/what paint was used.
 - o Reach out to the 2-3 people interested in the SNOWMELT, perhaps send reminder e-mail.
- Sandy
 - o None