

Amart Summer Lake Board Meeting 5/25/2022

Called to Order 6:30pm

Approval of meeting minutes - Jason has not reviewed so we will not approve at this time. Jason made a motion to defer review/approval until July. No opposition.

Tiffany confirmed garage sale is scheduled for 6/18. She asked if newsletter committee will plan to do newsletter before the garage sale. Nikki Burton confirmed. Tiffany said plan on 8-2 timeframe for 6/18. Sat. 6/12 Tiffany will put posters out and around as that date is 1 week in advance for neighborhood and others to see. Newsletter can encourage people to RSVP if they plan to participate and send RSVPs to Tiffany at her email address. twheeler@equitygroup - Tiffany will make a map from the RSVPs to show which houses are participating. Tiffany will have iced tea and lemonade and other pops for kids at her house on Glacier Lily. RSVP date is 5pm 6/15 to tell Tiffany if you wish to participate.

Newsletter topics:

Vicki content suggestions:

- Rats and methods to repel them.
- Maintaining yards/ free of weeds
- Parking on street or driveway, not on sidewalk and into the street blocking walkers
- CAP contact info; phone numbers and email address
- Amart website and links
- Garage Sale
- Summer Lake Park pavilion contact info and rental information for private parties/gatherings

Rachel content suggestions:

Save the date for the garage sale

A blurb about CAP communications and how to make sure you're receiving them
Summer Lake Park's pavilion is rentable

Nikki content suggestions:

Info about the survey

A "meet the board" section with photos and fun facts about the new board members

A budget recap

*I could also add in a "how to save energy at home" piece too if needed.

Garbage cans removed from sight suggestion from Patricia to add to newsletter.

Vicki stated that she backs up to "junk properties." She stated that she thinks we should have CAP do more notices or warnings. Jason said CAP does drive throughs 1x a quarter and that if have them do more - there is a cost. That may lead to frustrated neighbors. IF we move to have CAP send more notices it needs to be equitable across the neighborhood and not just targeted at any one person or issue. Jason moved that we table this for now and continue to discuss.

Jason then asked the board members if they had read the survey he sent in draft format. Jason wants to do survey so that we can assess what the neighborhood is looking for in the HOA and also w/ CAP. He asked newsletter to include his phone number and email and Rose Jungkind email as Rose offered to help elder neighbors complete the survey if they do not have email or ability to complete the survey online and Jason said he was willing to do the same.

Jason said he'd like to discuss w/ Michelle having new folks that move into the neighborhood welcomed and told about the HOA and how to find info. Welcome committee? - Good idea to welcome new folks. Suggested that someone write that in as an idea in the survey.

Jason will send out the survey by next Friday. He said he will send Nikki the link so she can add that into the newsletter. 30 days allotted for folks to take the survey. This will allow us to compile the results and review together at the next board meeting in July.

ARC request - and ARC committee. Jason identified that the request that Lioness yellow falls outside the normal "earth tones." Rose identified that Nikki found the language in the guidelines that doors have more flexibility in color approval and the yellow is for the door. Tiffany said a door is much better than the entire exterior for things that fall outside. Patricia approves and Jason said that he votes to approve in this case. He wants direction back to the ARC committee and that we create an ARC committee and they define the parameters for what is ok for instances like doors. Jason said if people are interested in joining/forming an ARC committee please let him know. He'd ideally prefer more than 2 people. Board members can email or call Jason or Patricia to share their interest in joining or forming an ARC committee. Someone from board will be on ARC committee as well.

Future meeting location - Jason intends to keep next couple remote but is looking for ideas for locations for the future, possibly this fall. No issues mentioned with the thought that we'll return to in person meetings later this year. No ideas were brought forth for locations as of yet.

Open Forum:

Jim's concern was gas powered blowers - and if we can ban them because of noise. He asked can we do a vote? Can we make a motion? Jason said we'd need to have Michelle

weigh in on what we can enforce. Jason asked for questions/comments from the board. Rose mentioned she doesn't think we can ban it. Jason said we'd have to make an amendment to ban it as it's not mentioned anywhere in the CCRs. Jason said Michelle will say what our legal ramifications are. Howard said that would be a very hard thing to enforce and something that seems to fall outside what is reasonable to enforce. Jim said he'd appreciate knowing what city of Tigard/state of Oregon/board says we can do.

Someone up their concern about parking of vehicles and other things that shouldn't be in driveways, example cars in disrepair. This person said they think the board should make the rule stricter and that people shouldn't be able to "game" the system. Jason referred to the CCRs and said there is black and white wording in there about what we can do at this time. Person suggested that we focus on those that are "gaming" the system and try to prevent them from doing so. Jason said this is another thing we'll need to talk to CAP about and encourage them to focus their attention on.

It was mentioned that if we move to have CCRs legally amended we need to focus on everything we want to justify the cost. Vicki suggested we see if CAP could send postcards as warnings, and cited another HOA she was familiar with using this tactic.

Patricia stated she agreed with moving forward with the survey and questioning CAP about the more delicate items.

Hanging baskets asked about by Rose. Jason asked for previous board members to weigh in. Tiffany said she believes CAP handles this now.

Maintenance bid? Jason and Patricia will check in w/ Michelle on this one. They will report out in July.

Rose brought up the sidewalks by the wall. Jason said it's a state highway so not up to WA county to maintain, and not up to us. Jason said he will follow up with Michelle on this item too. Graffiti on the wall - Jason said the city likes to know about it.

Meeting was adjourned at 7:40pm.