

Board meeting CPM

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Summary (Gist) of Transcript

The board meeting discussed several key issues, including the need for a quorum of three members due to the resignation of Doug Dollar. Craig Hansen was appointed president for an additional year replacing Doug Dollar's term on board, and Joy Wright became secretary. The board addressed parking violations, clarifying that homeowners must park in their driveways or garages, and Jeff Brooks was informed of the guidelines. The board also discussed the Corino Lane slide, emphasizing that South Ridge is responsible for mitigation efforts and that the HOA will not assume liability. A refund was approved for Ria due to road conditions affecting her landscaping. The next annual meeting will be held via Zoom on March 12. The board meeting discussed several key issues, including city requirements, public safety, and the archeological report, which will be made public soon. The HOA is addressing a landslide issue, with Southridge taking steps to mitigate damage. Core drilling at 40-50 feet is being analyzed by a geotech company. The insurance company has accepted the claim, and utility companies are aware and prepared. The board is working on improving communication and transparency, including future Zoom meetings and focus groups. A contract issue was raised, and the board agreed to address it by ensuring two board members sign it. The meeting concluded with a call for more volunteers to join the board.

Action Items

- @Craig Hansen -
- @Craig Hansen - Send the letter from the HOA's attorney to Southridge Builders' attorneys regarding the Carina Lane mitigation efforts.
- Clarify parking rules and regulations in writing and send to Jeff Brooks.
- Prepare a letter for Ria's refund, including the condition that she completes the landscaping work once the road is passable.

Outline

Board Meeting Introduction and Initial Discussions

- Craig Hansen initiates the meeting, thanking everyone for their attendance.
- Bruce Nelson joins the meeting, and Joy Wright comments on the gender balance.
- Craig Hansen discusses the need for work sessions in advance of board meetings to ensure everyone is informed.
- David Swearingen and Craig Hansen discuss the importance of focus groups and the potential use of Zoom for homeowner participation.

Guideline Changes and Parking Violations

- Craig Hansen mentions the need to discuss guideline changes but decides to skip minor changes for now.
- David Swearingen confirms that John has the proposed guideline changes.

- Ed Guerrero questions the need for a vote on guideline changes, and Craig Hansen explains the board's authority to make changes.
- David Swearingen discusses a request for a refund from a homeowner due to road conditions affecting landscaping.

Parking Violations and Clarifications

- Bruce Nelson shares a conversation with Jeff Brooks about parking violations and the need for clarification.
- John Dix and Bruce Nelson discuss the definition of a commercial vehicle and the rules regarding street parking.
- David Swearingen explains the policy guidelines resolution and the restrictions on street parking.
- Craig Hansen suggests writing up clarifications for Jeff Brooks and addressing any future parking violations as general statements.

Corino Lane Slide and Legal Correspondence

- Craig Hansen provides an update on the Corino Lane slide, mentioning the involvement of multiple attorneys.
- Ed Guerrero and Craig Hansen discuss the importance of involving the attorney in all decisions.
- Craig Hansen reads a letter from the attorney to South Ridge, outlining the HOA's stance on liability and the need for immediate mitigation efforts.
- The board discusses the importance of clear communication and the need for South Ridge to comply with city codes and engineering standards.

Annual Meeting Planning and Election Process

- Craig Hansen and Joy Wright discuss the need to set up elections for the upcoming annual meeting.
- The board decides to hold the annual meeting via Zoom to accommodate more homeowners.
- Craig Hansen mentions the use of an online voting program for the election of new board members.
- The board agrees to announce the date for the annual meeting and encourage homeowners to run for the board.

Refund Request for Ria and Final Discussions

- David Swearingen presents a request from Ria for a refund due to road conditions affecting her landscaping.
- The board agrees to refund Ria's deposit under the condition that she completes her landscaping once the road is passable.
- Craig Hansen and Ed Guerrero discuss the importance of documenting the refund agreement.
- The board finalizes the refund agreement and prepares a letter for Ria to sign.

Final Remarks and Meeting Adjournment

- Craig Hansen emphasizes the importance of clear communication and transparency with homeowners.
- The board discusses the need for a positive takeaway message to end the meeting.
- Joy Wright and David Swearingen provide final remarks, thanking everyone for their participation.

- The meeting is adjourned with a focus on continuing to address the needs of the HOA and its members.

City Requirements and Public Safety

- Craig Hansen discusses the city's awareness of the situation and their expedient handling of the issue.
- Ed Guerrero emphasizes that the city is concerned with public safety since it involves a private road.
- Craig Hansen mentions that the archeological report will be posted soon, and only homeowners directly affected have received it.
- Ed Guerrero clarifies that the association has allowed emergency activities to prevent further hazard and damage.

Water Management and Legal Standards

- Craig Hansen explains the steps taken to manage water issues, including putting up water tubes and a berm.
- David Swearingen questions the stance of the HOA regarding the slippage on three lots causing Corino Lane to collapse.
- Craig Hansen and Ed Guerrero agree that their geologists' perspective is that the activities mitigated the damage caused by water.
- Craig Hansen mentions that all communications regarding the issue will now be handled by the attorney to ensure accuracy.

Efforts to Mitigate Damage

- Craig Hansen describes the efforts to protect homeowners, including installing Eco blocks and working with geotech experts.
- Craig Hansen and Ed Guerrero discuss the importance of mitigating damage caused by water and the efforts to prevent further issues.
- Craig Hansen mentions that Southridge is taking steps to address the problem, including core drilling and analysis by a geotech company.
- Craig Hansen highlights the importance of keeping homeowners informed and the appreciation they have shown for the HOA's efforts.

Insurance and Utility Coordination

- Craig Hansen explains the process of starting an insurance claim and the involvement of various utility companies.
- Craig Hansen mentions that the insurance company has accepted the claim, and the process is underway.
- Craig Hansen discusses the coordination with utility companies, including temporary line moves to avoid damage.
- Craig Hansen emphasizes the importance of being prepared to shut off water in case of a slide to prevent further damage.

Future Board Meetings and HOA Formation

- Craig Hansen discusses the future format of board meetings, including inviting homeowners via Zoom.

- Craig Hansen suggests having focus groups to discuss specific topics and create a town hall-like atmosphere.
- Ed Guerrero mentions the existing architecture and landscape committees and their roles in the community.
- Craig Hansen outlines the goal of forming a more efficient HOA with clear processes and better communication.

Contract and Legal Compliance

- Morgan Butler raises concerns about the validity of the current contract and its compliance with Oregon statutes.
- Craig Hansen acknowledges the need to address the contract issue and suggests signing it with two board members.
- Ed Guerrero requests a hard copy of the contract for review and mentions difficulties accessing it online.
- Morgan Butler insists that the contract must be rewritten to comply with Oregon law and the interests of the homeowners association.

Volunteer Efforts and Board Positions

- Paul Faubion appreciates the volunteer efforts of the board members and encourages others to step in to fill available positions.
- Craig Hansen acknowledges Ed Guerrero's decision to stay on the board until an election and thanks him for his contributions.
- Ed Guerrero expresses his appreciation for the guidance provided by Morgan Butler and the importance of understanding bylaws and regulations.
- Craig Hansen mentions the ongoing efforts to form the HOA and the need for clear processes and documentation.

Meeting Adjournment and Next Steps

- Craig Hansen moves to adjourn the meeting, and there are no further questions or objections.
- Ed Guerrero asks for a final takeaway, emphasizing the importance of understanding bylaws and regulations.
- Paul Faubion reiterates the need for volunteers to help with the HOA's efforts.
- Craig Hansen thanks everyone for their participation and concludes the meeting.