

Central Park Homeowners' Association
Board Meeting Minutes
February 20, 2018

Board Members in attendance: Susan Nordstrom, Cindy Shaffer, Rudy Mijo, Rae Marie Matelich

Homeowners in attendance: Bonnie Whitacre 12952, Maryalice Lidberg12932

Meeting called to order at 7:00pm by chairperson Susan Nordstrom.

Minutes - It was moved and seconded to approve the minutes of the January 16, 2018 board meeting. Motion carried.

Financials - Operating has \$20,481.36; Reserves has \$578,744.83. Discussed late fee charges, invoiced statement charges. It was moved and seconded to approve the financial reports. Motion carried.

Manager's report:

- Tracker – Discussed items that are open; issued a second request to have a 'completion date' added to the 'Finished' column.
- Roof Moss bids – we have received 3 bids. The bid from CAS (\$1800) would include spraying an environmentally safe product; bid from Snugs (\$1546) would use a granular zinc product. Bid from Cascade for \$6200 was rejected. It was moved and seconded to accept the bid \$1800 from CAS; motion carried.
- We received a letter from the Beaverton Postmaster, stating that they would no longer deliver mail to the addresses on Erickson Ave unless we trimmed the trees that were scraping the roofs of their new mail delivery vans. The trees were trimmed and the post office confirmed that the issue they raised has been satisfied. While our property manager, David, was at the post office, the director of development asked David to present the idea of 'central' mail boxes (also called 'gang mail boxes') in all phases of the homeowners' association. The board unanimously said 'no' to switching to that style of mailbox, citing security issues.
- Driveway Moss bids – we have received 4 bids for driveway moss removal and treatment:

Pressure Washing & More	\$1306.83
Snugs	\$3520.18
CAS	\$3900.00
Sierra	\$4520.00

The board discussed the various bids. We are requesting a revised bid from Sierra, eliminating carports from the bid, and adding specific pathways that were not included in the original bid. We are also asking them to use a product that is eco-friendly.

- Fence/gate repairs – we received individual unit bids from CAS per the requests from residents. It was moved and seconded to proceed with the repairs, capping the total cost at \$3500. Motion carried.
- It was moved and seconded to accept the bid from CAS (\$1250) to replace the garage support post at 5162. Motion carried.
- It was moved and seconded to accept the bid from CAS (\$920) to repair the fence between 12920 and 12924. Motion carried.
- Sewer Line repair at 5130 – work is schedule to begin March 8th. It was moved and seconded to reimburse the homeowner \$395 for the initial costs of the project. Motion carried.
- Request for late fee waiver for 5320 – item tabled for now due to discrepancy in dollar amounts presented to the board.

Landscape committee report:

- The crew has been trimming shrubs, particularly around the creek.
- The city is keeping an eye on the tree with the big limb that hangs over the phase 3 driveway.
- Sierra submitted a bid of \$330 to treat the moss in the lawn. The bid included a specific date the work could be done; that date has passed. It was moved and seconded to accept the bid, as long as it can still be done for the original bid of \$330. Motion carried.

Architectural Control committee report: nothing to report

Social: nothing to report

Security

- Discussed the issue with teens ignoring the 'Private Property' signs posted on the property.

Unfinished Business

- Website issue – tabled until next meeting.
- Certa is looking at the scope of siding work for phases 2 and 3. They will have 3 contractors issue bids. The board is requesting a bid from an additional contractor, Lada.

New Business

- The board has asked CAP to solicit bids from other pest control companies. We will also contact our current company, Columbia Pest Control, to confirm our schedule for treatments.

Open Forum nothing to report

Meeting adjourned at 8:20pm.

Our next meeting is scheduled for March 20, 2018.