

NCOA Meeting Minutes  
May 25, 2010

Attendees:

Board

Ben Wickham  
Caren Cox  
Tom Brenneke

Guests

Darcy Vincent, GRES  
Pernell Brown, Oregon Eyes  
Mike Mangum, Oregon Eyes  
Marsela Gomez, Observer

Membership

Steve Pickering  
Marcia Knutson  
Coley Lehman  
Gineen McIntosh  
Chris Lewis

**Meeting was called to order at 6:15P by Tom B.**

Darcy V. reminded the member ship that Caren Cox had been affirmed at the Annual Meeting as the Owners' Representative to the Board of Directors. HAP had appointed Ben Wickham and Tom Brenneke to serve as their representatives. She asked the Board and Membership if Ben W. would remain Treasure/Secretary, Caren C. would remain Vice President and Tom B. would replace Dianne Q. as President of the Board. Caren C. said that she was fine with her current position, but expressed some concern that she was not kept "in the loop" on all matters relating to New Columbia Ownership Association in the past. She asked for assurances that she be included in all communication going forward. Tom B and Ben W. agreed that would be the case. With no opposition from the member ship, Ben W. moved and Caren C. seconded that Board positions be accepted.

**Action: The following Board positions for April 2010 – April 2012 were approved unanimously:**

**Tom Brenneke, President**

**Caren Cox, Vice President**

**Ben Wickham, Treasurer/Secretary**

The meeting minutes from the February 2010 meeting and the Annual Meeting minutes from April 2010 were reviewed. Ben W. motioned that the minutes from both meetings be approved. Tom B. seconded.

**Action: Unanimously Approved**

Darcy V. reviewed the summer strategy for security patrol and property safety. This includes using CREW/Oregon Eyes staff Pernell Brown and Michael Mangum from 8P-Midnight to patrol and monitor activity at New Columbia and Alert Security Services from Midnight – 6A. Both companies will work Tuesday – Saturday each week. Darcy Introduced Denny McClintoc with Alert and Pernell Brown and Michael Magnum with CREW/Oregon Eyes and asked each group to speak about their approach to property safety. Caren C. asked about the method to contact patrol after hours. Darcy V. asked that people contact the office number (503.286.1500). They will dispatch patrol to action. Pernell advised people to "stay clear" of the corner of Trenton and Fiske when possible. Management assured the membership that all available action permissible by law was being taken to solve the problems related

to fighting, noise disturbance, drugs and weapon possession occurring at this intersection. Caren C pointed out that “staying clear” of the intersection was not an option for other residents who live in close proximity to the unit which is the source of these problems. The group also discussed the issue of McCoy Park being outside of the authority of HAP, police, and security. Ben W. and Tom B. will look into meeting with City to find some solution that will allow enforcement of community rules and exclusions in the park area.

Homeowner asked for clarification on whether pit bulls are allowed as pets in the community because there are 2 dogs that appear to be pit bulls living in apartment behind her. These dogs are not always under control of the residents. Darcy V. confirmed pit bulls are not allowed, unless they are service animals, and took information to investigate.

Coley L. asked Denny about Alert’s experience. He gave some company history and examples of other properties that were served. Darcy V. announced that the Incident Hotline has not been operational since a change in phone vendors and would be permanently discontinued. Caren C asked if the website could be used for announcement of information that was previously reported on the hotline. Marcia K. expressed some concern over having access to community information only available to people with computers. -Darcy V. said that if she received additional feedback that she would be open to revisiting the issue at the August meeting.

Darcy V. gave a property update which included information on mowing, mole treatment and a review of the successful Clean Up weekend. Landscapers are testing sprinklers and found 1 of the control clocks needs repair. They are also testing for soggy areas to better manage irrigation needs in areas that tend to remain boggy, bioswales will not be watered this year. Caren C. asked if landscapers have been charting damages and will continue to chart damages through the season. She also suggested posting a watering schedule (including frequency and duration of cycles) on website would be helpful. Darcy V. also gave a financial update and explained to the Board that going forward she would include monthly percentages of accounts receivable on the quarterly report. Ben W. informed the Board that TKW would be conducting the annual financial review for the New Columbia Owner Association (NCOA) for 2009. This is a budgeted annual expense. Ben W. responded to Tom B. inquiry by saying that a full accounting audit was not required.

The monthly dues increase effective June 1, 2010 of 10% was reiterated. Caren C. suggested that the June account statement sent to all homeowners would be a great opportunity to include a reminder about the dues increase, encourage those who’ve prepaid their account at the \$50/\$30 rates to make additional balance payment and avoid future late fees, notify owner’s who use an autopay system if the autopay amount is not at the increased rate for June. We would like to avoid having homeowners incur late fees for \$5 shortages.

**Action: Management will include a reminder notice with June statements to all homeowners.**

The Board reviewed revised By-laws which revised the original By-laws to include the Resolution that was passed in April 2008. Darcy V. stated that she had reviewed the revised document. Tom B. asked

that we have legal counsel review the two documents prior to recording. Caren C. and Ben W agreed that prudent. Ben W. moved to have the document reviewed by Vial Fotheringham (VF) and then recorded with the County. Tom B. seconded.

**Action: Management will forward documents to VF for review and provide feedback to the Board prior to recording.**

Darcy V. spoke on behalf of the Landscaping Committee. She recommended that after receiving some counsel from our attorney that we should not create a separate sub committee of the Board that has decision making power. To provide coverage under our insurance for Directors and Officers, Darcy V. recommends that the ARC Committee be discontinued and that decisions with regard to front yard planting and architectural modification be presented to the Board of Directors for approval. The member ship was asked for their opinion and agreed. Steve P. said that he thought that those decisions should be made by the Board.

**Action: NCOA Board of Directors will review all architectural and front yard landscaping revisions. Management will continue to facilitate the delivery of requests and approval letters and maintain documentation of any decisions.**

The Fines Committee was presented with a revised Resolution from VF regarding levying fines to Owners at New Columbia. There were many sections that required additional revisions.

**Action: Darcy V. will solicit feedback from the sub committee and return to VF for revisions to be presented to the Board at the August Meeting.**

**Meeting was adjourned at 7:18P**