

New Oak Park Townhouses Association
Minutes
April 12, 2011

In attendance: In attendance: Kathy Giesen, President ; Donna Leudesdorf, Vice President; Diane Welsh, Member at Large; Ann Price, Secretary. Sterling Management – Patti Lundeen, Bonnie Anderson, Kelly Warne. Homeowners – Dave Wilcoxon, Kevin Parker, Adrian, Peter H. Special guest – Fred Hauk, Farmers Insurance.

Meeting called to order at 7:00 by Kathy Giesen

Reserve balance \$134437.18, Umpqua Bank \$13804.88

Diane moved to approve March minutes, Donna seconded.

Fred Hauk, Farmers Insurance reported on the Associations property and liability policy. The policy renewed April 10, 2011. The association is coverage includes \$2 million liability and \$1 million directors and officers. He explained that the property insurance covers the “box” which means the exterior of the buildings. Inside the box is the responsibility of the unit owner and includes things like cabinets, plumbing and light fixtures and personal property.

The maintenance report was given by Kelly Warne who is the Sterling Management maintenance person. Kelly finished repairs on #23 and has addressed the flickering lights. He is still working on the spot lights. The privacy fence at #3 is in place, but the post has to be reset. The post between 23 & 24 also needs to be reset. He will give board an estimate of how many hours it will take to keep up on the moss on roofs. He will check all roofs periodically and treat roofs as needed and check gutters. He will also be wearing a black Sterling shirt so owners will know who he is.

The board discussed the life of the roofs. The inspection for #23 gave a remaining life of 5–7 years. River Roofing did some work recently so Bonnie will talk to them and get their opinion. Kathy is meeting with Eagle Roofing on Wednesday to look at the roofs. The flashing on #26 was not installed properly so has caused some damage above the front door. Kelly will be fixing this. Kelly also told the board he could install a zinc block on the peaked unit roofs to help with the gutters draining directly on the roofs.

Bonnie had set up an appointment with Phil’s Rooter to get the drain to Bond cleaned and it was supposed to be done by Monday. She will check with them.

Bonnie will make calls about the fire hydrant this week.

There is water standing at the foundation of #44 that needs to be addressed. Will have Thompson look at on Thursday and also Kelly will look at.

Diane and Donna inspected the pool fence. There is some dry rot that needs repaired and then the fence can be painted. It was decided that the painting can hold off until Summer.

Letters have been written in regards to the parking issues with #3 and #51. #51 sent an apology letter to the board.

The board will be asking for volunteers to help write and publish the newsletter. All homeowners with an interest in help should contact a board member. Items to be included: dogs, garage sales, power washing, car washing, water usage, committees, pool opening, landscaping.

Irrigation system – Last Tuesday when water was turned on a line blew and shot water 30 feet in the air. The irrigation system needs to be addressed. Thompson is going to give the board a bid to replace the sprinkler system. There are many complaints about the water and little can be done with the old system. The board also needs to be thinking about a landscaping restoration plan. Many large bushes are over grown and in need of serious pruning while others need to be replaced. There will be lots of complaints when the pruning is done, but in a year everything will look wonderful. Eric with Thompson suggested the board budget monthly for the landscape restoration. Also, talked about the bark again. It costs more in labor to take care of dirt beds than bark beds. It will cost \$3400 to have it blown in.

Recycling update – received 10 surveys back. Seven like the idea of a common trash receptacle, one was neutral, and two did not like the idea. Diane and Patti will put together a meeting for all interested homeowners.

Discussion regarding setting up a landscaping committee and architectural committee has been moved to next meeting.

Kevin Parker #27 asked for more clarification on the common trash area. Diane explained that there will be two sites and where those sites will be. She also talked about how much it will cost compared to what people are paying now. Kathy interjected that this was not a board idea, but an idea brought to the board at the annual meeting by a owner.

Board went into executive session at 8:45.

Respectfully submitted,

Ann Price, Secretary