

Ashley Village Owners Association (AVOA)

Oregon Registry Number: 497921-87

Date: June 15 2023

Meeting Description: 2023 Annual Meeting

Attendees: President Marty Williams (Lot 34), Director William “Billy” Fleming (Lot 33), Heather Tomskey (Lot 20), Garry Pan (Lot 21), Kathryn Parker (Lot 16), Delek Kalden (Lot 1), Becky Stephens & Nola (?) Wagner (Lot 36), Kevin McGinnity (Lot 46), Allen & Valerie Riddle (Lot 22), Ho Ming Chan (Lot 61), Vicki Miller (Admin/Bookkeeper). 10 Lots represented.

Meeting Notice: Email and Letters sent at the end of May

Location: Happy Valley Library’s Community Room

Start: 6:06pm

End: 7:03pm

1. Welcome Remarks

- a. President Marty and Director Billy, essentially an overview of the letter to the community highlighting the new board, the simplification, the organization, the little projects, both visible and non-visible in the last year

2. Quick introduction of Attendees (see Attendee list above)

3. Budget Overview.

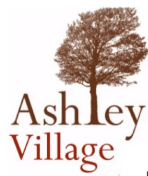
- a. Highlights are lower dues, increased interest income, reasonable buffer, no concerns about alley reserves, though admitted to not valuing \$1000 alley assessment and continuing to rely on 2012 alley assessment. We reviewed vendors last year, making some changes. We also looked to dissolve, but Clackamas county essentially said no as they would not take over the alley responsibilities for any cost and the administrative burden to remove non-alley lots seems very unlikely and messy with need to sell park and divide.
- b. No questions on budget from attendees
- c. Discussion about the benefit of NOT being part of Happy Valley city. One neighbor opted in, and pays more in taxes as a result, but gets no additional benefit. Owners Association dues are much lower than Happy Valley taxes and Owners Association protects Happy Valley from just annexing the neighborhood. One neighbor reported rude interactions with Happy Valley leadership in the past.
- d. Director Response: We explored the benefits of Happy Valley after seeing one neighbor opted in. The response from HV was essentially “you can feel good about paying taxes to support the city”... the current board has no intention of joining Happy Valley and have not been approached to do so.

4. Mailbox Vandalism

- a. Kathryn Parker shared she caught footage of the vandalism on her Nite Owl camera. Stated she sent in email. Shows a vehicle at 5:42am that was a grey/silver newer Audi and a passenger got out, opened the box, took the content, threw papers out of the car as the vehicle drove down to Elm Park and turned right.
 - i. POST MEETING: She dropped off a print-out of the email she sent
- b. General: Discussion that other neighborhoods were impacted
- c. General: Overview of USPS plan to repair (2 months). A thank you to members who knew the history that mailboxes are USPS owned, not Owners Association owned.
- d. General: Idea for a reminder note to neighbors to close garage doors at night due to increased burglary (based on community forum websites)

5. Sidewalk Leveling & Tree Removal

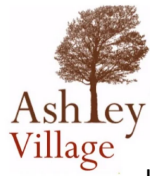
- a. Question: Are sidewalks Owner Association responsibility?



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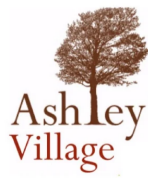
- b. Answer: No, they are homeowner responsibility. Previously, there was discussion about Owners Association subsidizing tree removal, but that would not be fair to owners who already did tree removal, so years ago Association decided to leave it to homeowners and current board agrees with that thinking.
 - c. Marty: Recently had her tree removed for ~\$500 and sidewalk leveled through a mud-jacking process (injecting dirt under the sidewalk tile) which was \$1000
 - i. She used and was happy with Keystone Mud Jacking (info@keystonemudjacking.com | 833-683-5225)
- 6. Park Enhancements - Little Library & Bench board Replacements**
- a. Request for a Little Library in Elm Park. Fun activity for kids. National registry and enthusiasts who like going to these libraries
 - b. Comment: It is redundant to the free and full-size library nearby
 - c. Comment: It is relatively low cost (a few hundred) and could be incorporated as part of a "Park Day" in tandem
 - d. Comment: For benches, please don't use wood. Preference for metal or trex or other more durable material. Oregon + wood = decay
- 7. Good Neighbor Behavior**
- a. Comments: Seeing dog walkers that go through the neighborhood are allowing dogs to pee/poo in yards, sometimes close to the house, and sometimes not picking up after their pet. Request to remind dog walkers to have appropriate behavior, ideally avoiding potty breaks on neighbors yards, and a minimum of picking up after their animal and keeping them near the sidewalk.
 - b. Discussion: How do we let people know? Largely not members of our owners association. Should we add signs? No, homeowners can do signs, but request for a note to be sent out to remind owners and tenants and ask them to remind others walking through the neighborhood if they see this behavior
 - c. Comment: Additionally, there is one very weedy home. What can be done about it. CC&Rs/By-laws do have rules on exterior appearance.
 - d. Discussion: Also a good reminder for neighbors tenants. Current board does not want to be out with a ruler measuring grass height, but we will push back on unreasonable lack of yard maintenance. Will take a look and contact owners who are in this condition once dues cycle is over
 - e. Comment: Reminder that neighborhood appearance impacts property values. Sabien Creek had their HOA "go to heck" and is less of a premium neighborhood than it used to be.
 - f. Comment: Tall weeds are a fire hazard, especially with how close homes are in our neighborhood
 - g. Comment: Maybe we can mow and add it to their annual dues? That may have been a past practice
 - i. Board will review options, but hopefully contacting owner can lead to correction or permission for community to correct (in the event home owner is unable to correct)
 - h. Comment: Also good to remind neighbors that they are responsible for the parking strip adjacent to their property
 - i. Director Response: We'll plan on a newsletter-type update with many of the items discussed today around owner responsibilities
- 8. Election & Voting**
- a. President Marty was elected in 2022 for 2 years



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- b. Director Billy Fleming was appointed to complete Jim Langdon's term and is running for re-election for 2 years (2023-2025)
 - c. Director Brady Doll was elected in 2021 and is up for re-election. Brady is not present tonight and no present members are running for re-election. Assumed he is running for re-election
 - d. A Quorum is not achieved (Need 31 of 62 lots)
9. President Marty Closes the Meeting (7:04pm)



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Meeting Notice: Email and Letters sent at the end of May

Location: Happy Valley Library’s Community Room

Start: 7:04pm

End: 7:04pm

- Election
 - a. A quorum is not achieved (Need 24 of 62)
- President Marty Closes the Meeting (7:04pm)



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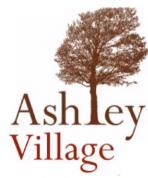
Meeting Notice: Email and Letters sent at the end of May

Location: Happy Valley Library’s Community Room

Start: 7:05pm

End: 7:05pm

- Election
 - a. A quorum is not achieved (Need 18 of 62)
- President Marty Closes the Meeting (7:05pm)



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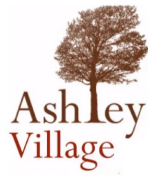
Meeting Notice: Email and Letters sent at the end of May

Location: Happy Valley Library’s Community Room

Start: 7:06pm

End: 7:06pm

- Election
 - a. A quorum is not achieved (Need 14 of 62)
- President Marty Closes the Meeting (7:06pm)



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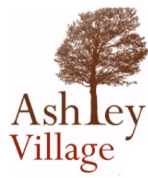
Meeting Notice: Email and Letters sent at the end of May

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Start: 7:07pm

End: 7:07pm

- Election
 - a. A quorum is not achieved (Need 11 of 62)
- President Marty Closes the Meeting (7:07pm)



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Meeting Notice: Email and Letters sent at the end of May

Location: Happy Valley Library's Community Room

Start: 7:08pm

End: 7:10pm

- Election
 - a. Quorum is achieved (9 of 62 lots)
- Director 1: Billy Fleming running unopposed. All Lots present vote for Billy. He begins a 2 year term expiring in June 2025 provided a replacement is elected
- Director 2: Brady Doll running unopposed. All Lots present vote for Brady. He begins a 2 year term expiring in June 2025, provided a replacement is elected
- President Marty Closes the Meeting (7:10pm)