



February 16, 2022
FINAL MINUTES

MINUTES OF WWHA 2022 ANNUAL MEETING

Call to Order

- Meeting was called to order by Domenic Ippolito

Confirm Quorum

- lots represented in person, by proxy

2022 Board Members Introduced

- Domenic Ippolito - President
- Haig Biddulph - Treasurer (*term ending*)
- Debbie Taylor - Landscape
- Tamara McAllister - Special Projects (*term ending*)
- Ronnie-Gail Emden – Secretary (*term ending*)

Approval of 2022 Annual Meeting Minutes (previously distributed by email)

- Minutes approved by majority electronic vote

2022 Candidates & Speeches

- Lynda Corliss
- Andy Peterson
- Colin Andries
 - i. Candidates elected by majority electronic vote to serve 2-year terms

2022 Year in Review

- We have six new homeowners in the neighborhood since the last Annual Meeting
 - Lot 3—John and Dianne Carroll
 - Lot 16—Marie and Thomas Crow
 - Lot 21—Shauna Holman-Harries
 - Lot 23—Jean and Aaron Cripps

- Lot 43—Connie Shearer
- Lot 51—Julie and Craig Crispin
- Lot 20--Posey Drew Peterson (born 11/15/22)
- Financial Penalties Resolution was created to update process of addressing CC&R violations.
- We held a neighborhood summer picnic held for the first time since 2018
 - Plan is for an annual event.

Financial Review

- Year-end cash in the bank is \$103,526.
- 2021 expenses came in under budget by approximately \$11,000.
 - Expenses were under budget for landscaping and road maintenance.
 - We had unplanned expense for irrigation repairs.
- Review of prior budget decisions
 - Decision made in 2019 that dues would increase \$50 annually as needed to maintain the neighborhood and the reserve fund.
 - 'Early bird' discount was discontinued in 2020.
 - Based on a reserve study in 2019 it was decided that \$90,00 was an adequate cash balance to meet current and projected costs.
- 2022 Budget
 - Expenses for roads repairs and landscaping have both increased.
 - Dues will increase to \$1050.
 - Landscaping contract renewal has a 3% increase (see more in Landscape report)
 - Road repair plan is to spend \$33,000 to perform crack sealing and seal coating.
 - The budget shows a net loss of \$13,140 and an ending cash balance of \$90,386
 - Discussion included 2 questions:
 - i. Given concern about inflation should our ending cash balance should be higher?
 - 1. Response was that we will be monitoring those issues.
 - ii. Can our reserve balance could be invested in accounts that would generate income?
 - 1. State statutes specifically prohibit HOAs from making investments outside of insured accounts.

Landscape Review

- Dennis' 7 Dees Landscaping and Garden Center have provided our landscape maintenance since 2017.
- Area Manager & Irrigation Manager have proven to be extremely responsive to neighborhood needs.
- Current contract locks in price through October 31, 2024.

- Increase of 3% in price covered the cost of the Weathermatic watering system and quarterly cleanups in the neighborhood now known as the “back 40” (between lots 35-43).
- Management of common areas are split into:
 - Street facing areas that are maintained by the HOA and
 - Non-street facing common areas that remain in a natural state.
 - Areas are evaluated for potential hazards to person or homeowner property
 - Decision to perform services is at the discretion of the Board with budget criteria playing a role
 - Back 40’ will have quarterly clean ups to reduce fire hazards
 - This area already has irrigation and abuts 9 homes.
 - Discussion included multiple questions about decision to perform clean ups in the Back 40 but not in other natural areas where there are also fire risks:
 - Do we need to clean up dead branches for fire mitigation in more natural areas?
 - Do we need to add irrigation to more natural areas?
 - What’s the impact of the Environment Overlay being imposed by the City of Portland on homeowners and the natural common areas on the west side of our property?
 - Board will investigate these issues
- 2021 projects:
 - Two trees removed
 - Repair of non-working irrigation in the ‘back 40’ started with 17 sprinkler heads replaced
- 2022 Projects:
 - Investigation & reconnection of stations to control box
 - Replacement of damaged parts of one valve
 - An irrigation map will be created.
 - Fire mitigation
 - HOA will continue to manage stressed trees to prevent loss
 - Request to homeowners to consider deep watering of trees near property during the heat of summer.
 - Rainbow Garden
 - Area needs some repairs
 - Decision about how to do the repairs will be discussed with the new Board with possible combination of 7 Dees and neighborhood volunteers.

Special Projects Review

- Neighborhood picnic
 - We had a very successful picnic with over 75 people in attendance
 - Included a pizza truck, homemade ice cream and games for children/adults
 - Emergency Prep team displayed some emergency supplies
- Roads
 - Pavement Maintenance does our road and curb maintenance.
 - In 2002, the VP of Pavement Maintenance met with the Board and emphasized the most important aspects of our road maintenance which includes:
 - Annual road repairs, focusing on asphalt repair and creak sealing
 - Seal coating every 4-5 years
 - In 2017 the roads were divided into 15 zones.
 - All the roads in the neighborhood were assessed and give a grade from “Very Good” to “Poor”
 - Repairs have been prioritized according to condition and amount of use.
 - Work from 2020 was delayed to 2021 due to Covid
 - 2021 work completed:
 - Two zones rated ‘fair’ were patched.
 - One zone rated ‘at risk’ was repaired.
 - One ‘at risk’ area remains.
 - 2022 plans:
 - Crack sealing and seal coating through the entire neighborhood
 - Possible repair of ‘at risk’ area prior to seal coating
 - Repair of curbs
 - New 5-year pavement plan
- Discussion included a question
 - Is it worth continuing to repair curbs the way we have been doing or should we be looking at alternatives?
 - Board will be working with Pavement Maintenance to check into alternative options for the curbs.
- Signage
 - Repair of the sign at 58th & Abernathy has been delayed due to missing parts.
 - The speed limit on the sign at the entrance to the neighbor will be painted in reflective paint.
 - All the signs in the neighborhood have been checked for damage.

Adjourn

- Meeting was adjourned at 8PM

Minutes submitted by: Ronnie-Gail Emden