

HON HOA Board Meeting Minutes for May 29, 2025

(Approved at the 06/30/2025 Board Meeting by all Directors attending)

Meeting Called to order by Theresa Springer, President: 4:02pm

Attendance:

Theresa Springer, President

Ladene Culp, Secretary

David Richardson, Treasurer

Bruce Blank, Director

John Metschan, Director

Kathi Swanson, Jeanene Lopez, Doug Millican, Theresa San Agustin, Kathi Landers, Dana Buckley, Carol Hoke

Quorum Achieved

Motion to approve minutes from the May, 01, 2025 Board Meeting as read, made and seconded:

Theresa S, Ladene C, Bruce B, John M in Favor. David R-present

New Business:

Treasurer's Report:

David reported:

- Ladene is now a signer on the account and officially co-treasurer to assist as needed.
- Joanna from Oregon's Finest Gardeners (OFG) requested a change in the contract to forward pay six months as they are putting out cash to do work around the neighborhood. David told her that this was not possible, but that we could pay at the first of the month if necessary and that we could discuss OFG needs at the next contract renewal. David felt that six-month pre-pay was a big ask as the HOA needs may change in that time. It was tabled until new contract talks happen.
- Changing banks from BMO was discussed. BMO does not seem well equipped to work with non-profit organizations and their customer service is lacking. While it might be cumbersome to change, moving to another institution remains an option. Umpqua Bank, which is also much closer, was put forth as an option. Ladene brought up fees at Umpqua, to which Bruce stated that his other HOA didn't have any fees and was happy to bank there. No decision was yet made.

Discussion of BOLI claim:

BOLI had requested mediation for the issue. The Board asked Jeremy James, our HOA attorney, to ask about the findings and what would be up for mediation. BOLI would not discuss the issues, only that they are investigating. Theresa stated that without knowing if the HOA had been found at fault or what the topics for mediation would be, we had no reason to spend both time and the costs of mediation. David and Ladene both spoke about the matter as well, restating that there should first be issues to mediate so that we could prepare and that there was no rush to go to mediation. John and Bruce agreed. Theresa was tasked with emailing Jeremy and telling him the Board's decision to wait until there was a finding.

Thoughts on Community Outreach:

David spoke to the fact that there are individuals in the neighborhood that may need an assist and that he and Ladene has spoken about the possibility of welfare checks on these individuals. It was discussed that Steve Baumgarte has been a first responder and that David could go to him for help. Dana Buckley, a former first responder, was asked to speak on her experience and stated that at any point in time a welfare check can be called for and is a regular occurrence for law enforcement. That there are hotlines to the divisions on aging, social worker intervention and the non-emergency line that can be called. David stated again that he would go to Steve about the situation and that it was decided that this isn't a situation that the Board can get involved in but that as individuals we should help our neighbors when we can.

Board Member Items:

Theresa:

Theresa will be out of town from 06/02/2025 to 06/15/2025.

Ladene:

Board Member applications: Ladene reminded the Board that the request for applications for Board openings in the next year needed to be sent out. It was agreed that it needed to happen and Ladene stated she would send out the information in the email containing the minutes approved in this meeting. Verbiage the same as previous.

Work in the HOA owned properties: Ladene had questions about work by members in the area of HOA owned properties, mainly those areas on the approximately 15 feet to either side of the road. The questions were around how a member that wished to do landscaping in that area would go about receiving permission to do so. That she felt that since the Board is solely responsible for that area, it would skip the Design Review Committee and go directly to the Board. There was long discussion about the new rules for that area, what constitutes landscaping, what has been done previously, and how to go about setting up a process. Ladene spoke to work in plan for the area in front of her house, not to have it approved at that time, but as an example of the confusion she felt at where to apply to get the work done. No decisions were made as the Board decided to research it further.

John, Bruce and David did not have items for discussion at this time.

Old Business:

Member Meeting planning:

Theresa spoke to having the first of 4 annual Member Meetings near the end of June, the next at the Annual Member Meeting in August, then quarterly after that. These meetings will be a very short Board Meeting, followed by a short Member Meeting. Please see previous minutes for the conditions of the meeting and the code of conduct.

Meeting adjourned at: 4:46pm

Minutes provided by:

Ladene Culp

HON HOA Secretary