

Kimberly Woods HOA Annual Meeting Minutes
Date Feb 2, 2026, 7pm
Location- Engelbergs 14542 Kruse Oaks Blvd

In attendance:

Current Board Members:

President: Kar-ye Wu

Treasurer: Christi Osborne

Secretary: Shawn Engelberg

Vice President: Shawn Simon

Members:

Charlie Engelberg

Ken Slickers

Brad Davis

Meeting was brought to order at 7:15pm

1. Welcome & General Report – Kar-ye gave a general welcome.

2. Review financial report – Christi presented the 2025 year end financials. All dues are paid in full. Water was a little under budget because Landcare reduced the months of watering. We will moderately increase the water for 2026. Moderate COL increases were seen in electricity, landscaping and insurance and more are coming in 2026. Shawn moved to accept the financials as submitted, Kar-ye seconded. All members in attendance approved unanimously. Then Christi presented the budget for 2026. Dues will stay the same at \$800 per home. The board increased the tree maintenance budget to \$6000. Kar-ye moved to accept the budget as amended. Brad seconded. All members in attendance approved unanimously.

3. Election of 2026 officers – Kar-ye asked if anyone was interested in joining the board. There were no takers. Shawn E moved to reelect the current slate of officers, Kar-ye seconded. All members in attendance approved unanimously.

4. Neighborhood Directory – Shawn E. updated the directory and will send it out again with the minutes.

6. New Business

- A KWHOA common space tree came down behind 5842 Stewart Glen. 1. Per the City of Lake Oswego, KWHOA must clear out all canopy debris in the stream. 2. The trunk will remain in the green space. 3. The root ball lifted the back fence of 5842 Stewart Glen. Per the Tree Removal Resolution dated 2015, the homeowner is responsible for fence repairs and may deal with the root ball however they see fit. 4. A damaged ash tree was identified by ArborPro and will be removed by the HOA if it is assessed by an arborist as hazardous. The KWHOA budget estimate for items 1 & 4 is \$5000.
- Update on the LO Neighborhood Chairs Committee – Ken Slickers reported. Some work is being done to improve Westlake Crosswalks. The City may be requiring sidewalk repairs where tree roots are buckling the asphalt, TBD. Other city zoning and bond issues were discussed. Thank you Ken for attending and tracking all these developments.

- Summer Block Party- we plan to again have the popular Neighborhood Block party on **Tuesday, August 4th in Stewart Glenn Ct.** Please mark your calendars. I will be sending out a reminder and more information nearer the date.
- Other new business – none.

The meeting was adjourned at 8:45.

Respectfully submitted by
Shawn Engelberg – Secretary
2/4/2026