

RIVERWOOD HOA – Board of Directors Meetings

PO BOX 20453 PORTLAND, OR 97294

From rwh.boardofdirectors@gmail.com

June 13, 2024

ATTENDEES

Board:	Elise Morgan/Pres, Jim Eveland/VP. Carol Hardy, Peter Burns (absent), Joanie Traversie / Officers. Laurel McAfee/Secretary, Monique Mascarinas/Treasurer.
Chairs:	Jann Gilbert, Leo Zinn, Laurie Watson, Lisa Dashiell
Residents:	Irene Hennessey, Ila Benevidez-Heaster, Cindy Zinn, Barbara Asher,
DRAFT	<i>If anyone needs to edit, add or delete content during the submitted Draft period please contact Laurel McAfee at rwh.boardofdirectors@gmail.com</i>

SECRETARY MINUTES – Laurel McAfee

- No correction from May’s meeting minutes.
 - **Note:** Minutes have been approved as presented from [May](#).

TREASURERS’ MAY REPORT– Monique Mascarinas, Leo Zinn

- Cash Flow was positive for the month, Income exceeded Expenses by \$4,664
- The outstanding balance for the Roofing Loan is \$306,933
- The balance in the Reserve Account is \$170,484
 - We moved \$6,055 from Recreation Budget in the operational checking account to the Reserve Account which pays interest every month.
 - The new balance for the Recreation Committee is \$6,073.
- **Note:** Financial reports have been approved for [May](#).

BUDGET – Chair Leo Zinn (absent)

- Administration – under budget \$1,009
- Landscaping – under budget \$784
- Maintenance – over budget \$1,806
- Pool – under budget \$1,658
- Recreation – under budget \$750
- Utilities – over budget \$23,176 - Water is the big user
- Web – under budget \$213
- Total Expenses – over budget \$20,567

ARCHITECTURE – Chair Patrick Steininger (absent)

- Nothing to report.

LANDSCAPE – Chair Kris Clarke (absent)

- The Landscape Committee is looking at bushes and trees that overhang fences or touch siding. This is a violation of the Landscape Policy, which we are asking Residents to correct. Please protect Riverwood's fences and siding by cutting back bushes and trees that touch before we have to reach out.
- We were happy to hear that that one of our homeowners has stepped up and made plans to correct their overgrown tree. We are hoping all homeowners will be as responsible!
- The Bottle Fund stands at \$607 as of June 10th. Please speak with your Driveway Representative on the Committee if you have ideas for common areas that need improvement.

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- Please help us out by volunteering to remove dead bushes and plant new ones, when they become available.
- Reports were made at the monthly committee meeting pointing out issues of dead bushes, sprinkler problems, etc.
- This spring/summer season, Crystal Greens turned on the sprinkler system without conferring with Committee head, Kris Clarke, which is usually done. Timing of this turn-on impacts our water budget and is managed by our weather impact on when to start watering.
- Our fearless landscape leader, Kris, will be going in for knee surgery soon. Please continue to send ideas to riverwoodlandscapeteam@gmail.com. For urgent issues, contact your driveway Representative. See the Roster for contact info.

MAINTENANCE - Jim Eveland, Board Oversight

- Season's fence commitment completed with D20/30 fences and pool west-end fence finished.
- Painting begins on two homes in D10. Next is to paint the entirety of the 10 houses in D60, the first all- driveway paint project ever done. Residents have been asked to clear plants and "stuff" all around their buildings. As part of the project, there will be a replacement of ancient trim boards as well as working to meet time and budget estimates. Budget estimated is \$14k.
 - 1.5 Extra people are being used to help this project.
- As reported last month, Metro Paint no longer supplies current HOA colors for two driveways. By experimenting with blending of what is available, we found the color for D10. Sample available this evening.
 - The decision is to paint each driveway's homes its current color. But Metro has a variety of colors where Dwy 30 could option for Metro's sage green. That decision to down the road.

POOL – Cindy Zinn, Barbara Ascher, Carol Hardy, Jim Eveland

- The pool opened Saturday, May 25 with a new life-saving ring and rope to replace the original deteriorating set.
- Pool Committee people did a fantastic job of opening cleanup and are keeping the facilities pristine on a daily basis. Thanks to all our many volunteers!
 - There are often openings in the Pool Tasks schedule. Please visit the clip board at the top of the stairs and sign-up.
- Root barrier has been installed on the west and southern sides, and the trench filled. Short section on the south/east end remains.
- Passed safety inspection by Fire Dept; next is inspection by county Health Dept.
- Security: If there are people of any age who are at the pool and you do not know or recognize them as Riverwood neighbors, please introduce yourself and ask which driveway they live on. The same goes for people who you see walking through Riverwood property. If you do not recognize them as Riverwood residents, introduce yourself and identify on which driveway they live on. Riverwood is private property and there is no trespassing through our property by non-residents.

INSURANCE – Chair Jann Gilbert

- Nothing to report.

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PARKING – Chair Laurie Watson

- Dwy 40 has an issue with flagrant misuse of Guest Parking which has been referred for towing.
- Our towing contract had expired and is being updated with legal documents and infraction policies.

GARAGES, KEYS – Chair Angie Svoboda (absent)

- Nothing to report.

RECREATION – Chair Shirley Piel (absent)

- This month's Social will be a salad potluck, please bring a salad or something to accompany one. Remember your own table setting and beverage. Games will be played or enjoy social time with neighbors. The date is Sunday, June 30, at 2PM come join us and meet your neighbors.

WELCOME COMMITTEE – Chair Lisa Dashiell (absent)

For Sale

4120 NE 125th Place – Driveway 40

Welcome Activities

- 4120 NE 125th Place – 05/04/2024 Emailed Move Out Check List
05/04/2024 Emailed Owner's realtor
- 12612 NE Prescott Dr – 05/04/2024 Emailed Move Out Check List

Anticipated Activities for May/June

- None known at this time.

***NOTE:** if you find any conflicting resident contact/roster information such as names, phones numbers, etc., please contact Lisa Dashiell/Welcome Committee.*

NEWSLETTER – Chair Jann Gilbert

- Nothing to report.

NEIGHBORHOOD NEWS – Lisa Dashiell

- Argay Neighborhood Meet & Greet on April 20 with Oregon Rep Dr. Thuy Tran. Topics of concern:
 - Land use such as the development on the 122nd & Sandy warehouse abutting residential and school which affects the livability of our neighborhood.
 - Illegal camping on our streets and the endless tasks of reporting for removal and cleanup.
 - Addressing crime in our neighborhood.
 - Bringing vibrant businesses into our area.
 - How as a State Representative you can impact the above issues through coordination with city and county governing bodies.
- Results from Meeting: Ms. Tran heard concerns on the neighborhood. Remember, she is a state, not local, representative.

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WEBSITE – William Neville (absent)

- Traffic has been ticking upwards on RiverwoodPDX.org. Please contact the web guy (web@riverwoodPDX.org) if you would like to activate your username and password.
- Stats for May 2024
 - Sessions -- 68 (up 34% vs. Previous 30 Days)
 - Page views -- 126 (up 44% vs. Previous 30 Days)
 - Avg. Session Duration: 1m 17s (up 43% vs. Previous 30 Days)
 - Total Users -- 55 (up 45% vs. Previous 30 Days)
 - Bounce Rate -- 61.8% (down 15% vs. Previous 30 Days)
 - New Users -- 50 (up 43% vs. Previous 30 Days)
- New presentation from the city on water and sewer rates. Please refer to 'June 2024 New Extra' after login to riverwoodpdx.org to view a presentation. <https://riverwoodpdx.org/june-2024-news-extra/>

Note: Committee reports from [May](#) have been approved.

OLD BUSINESS:

NEW BUSINESS:

1. Portland Residential Garbage Rates: Lisa Dashiell has written to BPS (bureau of planning and sustainability) for explanations of our residential community being classified as a commercial facility. With our homes being privately owned and rate increases going to commercial properties, she is asking for 'residential equity' in our garbage and recycling services.
 - a. On May 28th at 11am, Lisa met with Rodrigo Corona, the Multifamily Recycling and Waste Reduction Coordinator for the City. Questions asked:
 - What would Riverwood need to do to change our status from commercial to residential?
 - What would the change mean in regard to our current service (weekly garbage pickup in front of our homes, weekly recycling picks up at the curb, no composting)?
 - Which cost of service would work best for our neighborhood?
 - Is there a cost to the garbage/recycling/composting carts?
 - For those in our neighborhood who consistently have more than one garbage bin due to their care needs, would there be an extra charge?
 - If there is an increase, would it be immediate? Rate increases in the future?
 - Since monthly each resident contributes financially to our HOA, can the bill be paid by the HOA rather than each resident paying directly to the hauler? If not, this may be a deal breaker for Riverwood as the Bylaws/CCRs would need to be changed.
 - b. Results from Meeting from meeting with Rodrigo:
<https://riverwoodpdx.org/june-2024-news-extra/>
Facebook survey led to an online survey about residential service and rate increases on July 1. They had already reviewed our issue from Lisa's prior letter of our concern. They determined that we have been misclassified. The HOA has the option to move to a residential. The city oversees the rates on residential which.

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The city will be communicating with Heiburg. If we go toward residential, we will get new opportunities as larger bins, composting and other items..

2. Monique will be gone starting August 7th and is asking residents to have their payments close as possible to the first of the month.

Motion to adjourn.

Meeting adjourned after 7:05 pm