

RIVERWOOD HOA – Board of Directors Meetings

PO BOX 20453 PORTLAND, OR 97294

From rwh.boardofdirectors@gmail.com

August 8, 2024

ATTENDEES

Board:	Elise Morgan/Pres, Jim Eveland/VP. Carol Hardy, Peter Burns, Joanie Traversie (absent)/ Officers. Laurel McAfee/Secretary, Monique Mascarinas/Treasurer (absent).
Chairs:	Leo Zinn, Lisa Dashiell, Shirley Piel, Angie & Scott Svoboda
Residents:	Ila Benevidez-Heaster, Lynn Young,
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 JULY MINUTES – Laurel McAfee

- No correction from previous meeting minutes.
- **Note:** *Minutes* have been approved as presented from [June](#).
Note: *Minutes* have been approved as presented from [July](#).

TREASURERS' JULY REPORT– Monique Mascarinas, Leo Zinn

- Cash Flow was negative for the month, Expenses exceeded Income by \$4,754
- The outstanding balance for the Roofing Loan is \$299,172
- The balance in the Reserve Account is \$171,524 which includes the Recreation Fund.
- Recreation fund is up to \$6,110 and earning interest.
- **Note:** *Financial reports* have been approved for [June](#).
Note: *Financial reports* have been approved for [July](#)

BUDGET – Chair Leo Zinn

The year-to-date Budget line items are: (Reflects mid-year revision)

- Administration – under budget \$1,415
- Landscaping – over budget \$438
- Maintenance – over budget \$5,654
- Pool – under budget \$4,642
- Recreation – under budget \$464
- Utilities – over budget \$28,141 - Water is the big user.
- Web – under budget \$120
- Total Expenses – over budget \$27,415

ARCHITECTURE – Chair Patrick Steininger (absent)

- New garage door approved for 12717.

LANDSCAPE – Chair Kris Clarke

- As we all know too well, we are fighting an aging irrigation system. To start the season, we had critical breaks that had to be repaired to even start our system for \$3,717.00.
- The 2nd phase, Midseason Repairs, has just been completed for \$4,304.23. We are paying that bill September 1, in next year's budget to cover our costs. As promised, they removed typical fees (travel, extra time to move through zones, and Kelley's time) that brought everything down to cost. (Leo will confirm with Kris to confirm delayed payment.)
- Unfortunately, there were places that were unable to be completed because of an inactive clock. They typically charge a separate fee to diagnose these areas to see why they are not responding to the clock. They are waiving that fee for our site to prove their partnership with

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us. They have scheduled an additional 10 hours of labor on site at no expense to us. (\$1,835.00.) That will be attended to when we give approval in September also.

- The Bottle Fund stands at \$753.26 as of August 7th. We are doing great with our efforts and appreciate everyone for contributing. Please speak with your Driveway Representative on the Committee if you have ideas for common areas that need improvement.
- Stressla....
 - A special tribute to a woman who is my mentor, my touchstone and I'm blessed to say, my dear friend. We connected with our laughter and our ability to cut to the chase with just a look. She brings a beautiful sense of peace, the soothing ability to give comfort, and many of us have been blessed by her touch. She has been a member of Riverwood for 20 years, and we as a community have been held accountable by her knowledge and guidance. Stressla is stepping down from her position on the Landscape committee and will be missed beyond measure. Stressla, you are loved.

MAINTENANCE - Jim Eveland, Board Oversight

- Almost completed in the repaint project of all Dwy 60 homes. Expect to be finished next week.
 - Have learned that after the preparatory power-wash of homes, what damage weather can do to wood and Hardi-Board after 30 years without fresh protective paint. There are also destructive long-term consequences of using the "lowest price" window installers.
- Repaired 3 out of 4 dead security lights in Dwy 30; the 4th will be a dig-up job.
- Replaced locks on a burglarized rental garage where the bad guys seem to have a key:

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

- Pool has been running nicely, lots of happy campers cooling off therein.
- Pool Committee and many volunteers keeping everything clean and operating. Thank you to all.

INSURANCE – Chair Jann Gilbert (absent)

- Two Riverwood units in Dwy 70 that were affected by sewer backups in July. Scoping did take place but the clog placement unconfirmed. Their insurance companies have been informed. These two claims will probably be made on Riverwood HOA's insurance policy.

NEWSLETTER – Chair Jann Gilbert (absent)

- Please keep those contributions coming!

PARKING – Chair Laurie Watson (absent)

- No report.

GARAGES, KEYS – Chair Angie Svoboda (absent)

- Incident last week of brake into the Garages, but nothing was taken. The neighboring roll-up door was opened which permitted opening other garages. Damages were the main result of the break-in by someone using a couch inside. Lighting in those areas is both either on a timer or sensors.
- A police report is suggested to simply let Portland Police have a record of crime in our area.

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RECREATION – Chair Shirley Piel

- Recreation room carpet was cleaned Tuesday, July 30.
- An official Announcement: pets are no longer allowed in the Recreation Room. Within days of volunteers cleaning the carpet, there were a couple of accidents. As a result, the Recreation Committee has decided that pets will not be allowed in the Rec Room going forward.
Thank you for your patience, understanding and compliance.
 - The website page ABCs of Riverwood section 'Community Room' will be updated.
- Ice cream social is scheduled for Sunday, August 25. Karoke MIGHT be offered once internet availability is confirmed. Equipment would be provided by Peter. Lisa will do a flyer.

WELCOME COMMITTEE – Chair Lisa Dashiell

For Sale

- 4120 NE 125th Place – Driveway 40
- 4244 NE 125th Place – Driveway 30W – Estimated closing by 09/01/2024

Welcome Activities

- 4244 NE 125th Place – Driveway 30W – Sent email to Jill Saucedo, Realtor
- 4320 NE 125th Place – Driveway 20 – Move Out Checklist mailed – pending listing on market
- 12612 NE Prescott Drive – Driveway 10 – 07/30/2024
Email sent to owner regarding rental status
Emailed owner electronic Riverwood Manual
- 12612 NE Prescott Drive – Driveway 10 08/02/2024
Emailed Welcome and Riverwood Manual
Awaiting set up of in-person meet
- Summary of Garbage Service: Commercial vs Residential report sent to Board 08/02/2024

Anticipated Activities for August/September

- Meet with 12612 NE Prescott Dr renters
- Continue to follow For Sale Listings
- Deliver recycling education materials to all residences in the next couple months.

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

NEIGHBORHOOD NEWS – Lisa Dashiell

See Old Business

WEBSITE – William Neville

- Traffic continues ticking upwards on RiverwoodPDX.org.
- Please contact the web guy (web@riverwoodPDX.org) if you would like to activate your username and password for the residents-only section of our website.

Stats for July 2024

- Sessions -- 120 (up 82% vs. Previous 30 Days)
- Page views -- 204 (up 65% vs. Previous 30 Days)

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- Avg. Session Duration: 40s (down 53% vs. Previous 30 Days)
- Total Users -- 89 (up 45% vs. Previous 30 Days)
- Bounce Rate -- 72.5% (down 26% vs. Previous 30 Days)
- New Users -- 83 (up 77% vs. Previous 30 Days)

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

OLD BUSINESS:

1. Portland Residential Garbage Rates: Lisa Dashiell contacted the 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 regarding 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 of 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.
The city will be communicating with Heiburg. If we go toward residential, we will get new opportunities as larger bins, composting and other items.
 - c. **RESPONSE to HOA**: Lisa's report on Garbage Services and a Powerpoint presentation from the BPS will be posted to the riverwoodpdx.org website.
 - i. The Board of Directors will meet this August and review all the information provided to us by staying as is or going to a residential identity. A list of all fees is needed by the HOA to itemize those residences that purchase services beyond base costs.
 - ii. Rodrigo can meet with the Board &/or the Membership to help with questions.

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2. Monique will be leaving on vacation starting August 7th and is asking residents to have their payments close as possible to the first of the month. She will return on the 28th.
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NEW BUSINESS:

3. Broken windowpane in Dwy 60 has been needing repair for over two years. Owners cannot afford to repair/replace. Owners will be contacted to determine a way to correct situation.
4. Fiscal year is starting soon, starting September 1, 2024.
NOTE: Committee Chairs should be sending Leo their budget requests, asap.
5. Looking towards a new year is a good time to review current Committee Member involvement and recruiting. Volunteers are needed for many of our committees which only ask maybe 1hr/month:
Maintenance
Library
Landscape Dwys 50-70
Newsletter Dwys 10-20-30-40
6. Board of Director elections will be held at the Annual Meeting, October 3, 2024. If anyone is interested in being on the Board (or a part of any committee) this is the time to speak up. Everyone should take the opportunity to help manage the community they live in. Membership involvement is greatly encouraged and needed. Please contact any board member to get involved.
 - a. Currently, only one position is open with only one person stating their interest.
 - b. There will be no election ballots mailed if this current situation remains.
 - c. 10 percent of membership is required to make the (secret) vote official at Annual Meeting.
 - d. Due to time restraints for next Board Meeting on September 12, email blasts to residents will be sent asking if there are others interested in being a Board member.

Motion to adjourn.

Meeting adjourned after 7:34 pm