

RIVERWOOD HOA – Membership Meeting

PO BOX 20453 PORTLAND, OR 97294

From rw.h.boardofdirectors@gmail.com

Thursday, January 9, 2025

ATTENDEES

Board:	Elise Morgan/Pres, Jim Eveland/VP. Carol Hardy, Peter Burns (phone), Joanie Traversie (absent) Officers. Laurel McAfee/Secretary, Monique Mascarinas/Treasurer (absent).
Chairs:	Kris Clarke, Jann Gilbert, Lisa Dashiell,
Residents:	Ila Benevidez-Heaster, Irene Hennessey, Nancy Stoll, Frank Abbatt, Lynn Young, Barbara Asher
DRAFT	<i>If anyone needs to edit, add or delete content during the submitted Draft period please contact Laurel McAfee at rw.h.boardofdirectors@gmail.com</i>

SECRETARY **DECEMBER** MINUTES – Laurel McAfee

Note: Minutes from **DECEMBER** have been **approved**.

TREASURERS' **DECEMBER** REPORT – Monique Mascarinas, Leo Zinn

- Cash Flow was negative for the month, expenses exceeded income by \$5,505.63
- The outstanding balance for the Roofing Loan is \$279,261.14
- The balance in the Reserve Account is \$148,778.29
- Recreation fund is up to \$6,202
- **Note:** The Treasurer's Report from **DECEMBER** has been **approved**.

BUDGET – Chair Leo Zinn (absent)

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

- Administration – under budget \$883 (Legal Expenses show negative \$1,752 due to court order for payment of legal fees for delinquent HOA dues.)
- Landscaping – over budget \$4,371 (due to trees)
- Maintenance – over budget \$3,821 (due to plumbing)
- Pool – under budget \$1,897
- Recreation – over budget \$158
- Utilities – over budget \$11,040 – Water is the big user (\$63,280, over budget \$5,947)
- Web – under budget \$113
- Total Expenses – over budget \$11,157 (year to date)

ARCHITECTURE – Chair Patrick Steininger (absent)

- Nothing to report.

LANDSCAPE – Chair Kris Clarke

- We are still rounding up a few left-over leaves and small branches.
- The dead tree on Shaver was removed, stump ground down and replanted all according to City of PDX rules.
- We thank you for your participation our Bottle Acct has accumulated a whopping \$961.00. Keep them can & bottles coming.
- Need to inquire about trimming on shrubs that are reaching gutter heights.

MAINTENANCE - Board Oversight, Jim Eveland

- Finished sewer issues in D30, cleaning street drains.

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- *Process: Overflowing gutters should be brought to Jim who will notify Mace.*

POOL – Cindy Zinn, Barbara Ascher, Carol Hardy,

- Remains closed for the season.
- Monthly removal of leaves accumulated on the winter cover.

INSURANCE – Chair Jann Gilbert

- Nothing to report this month. Insurance premiums are paid monthly. The annual premium review is in March.

NEWSLETTER – Chair Jann Gilbert

- The Newsletter Committee reminds folks that the new 2025 Newsletter deadline is Noon on the following dates. Please put these dates in your calendar!
- January 14 • April 15 • July 15 • October 14
- February 18 • May 13 • August 19 • November 18
- March 18 • June 17 • September 16 • December 16

PARKING – Chair Laurie Watson

- Parking issues in Dwy 20 & Dwy 40 to be addressed with residents.

GARAGES, KEYS – Chair Angie Svoboda

- No report.

RECREATION – Chair Shirley Piel (absent)

- Sunday, January 26th at 2:00pm will be our “New Year’s International Potluck” with game and puzzle entertainment. No karaoke.

WELCOME COMMITTEE – Chair Lisa Dashiell

For Sale

- No homes listed for sale

Welcome Activities

- 4316 NE 125th Pl – Dwy 20 – 01/04/2025 Emailed request to schedule time to meet and target move-in date. Return email that move-in date is delayed for a month.
- 4320 NE 125th Pl – Dwy 20 – 12/28/2025 In-person meeting with completion of Riverwood Resident Information form.
- 12620 NE Prescott Dr – Dwy 10 – 12/12/2024 Email to owner requesting confirmation of phone number.
 - 01/08/2025 Follow up email requesting confirmation of phone number and update on tenant status. NOTE: *Inquire if residence has been looked at for energy efficiency.*

Anticipated Activities for November/December

- Continue to follow For Sale Listings
- Request Board clarify renter status on:

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- 4324 NE 125th Place – Dwy 20 – owners Francis and Diane Gallina
- 4018 NE 125th Place – Dwy 50 – owner Stan Clarke's Power of Attorney

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

NEIGHBORHOOD NEWS –

- More loud traffic, car maintenance, violence and drug related activities are happening on Prescott, within site/sound of Dwy 10. Non-residents are trespassing through Riverwood with porch pirates taking more of our packages.
- Recovered wrappings returned to the owners is appreciated. Reporting to the police department using the non-emergency number – on either issue - is a good idea. Photos of license plates, vin numbers, found empty packages, etc. will help to support our problem with theft.

WEBSITE – William Neville (absent)

Traffic was down this past month RiverwoodPDX.org likely because holidays gave folks something other to do than to surf the web. 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 November 2024

Sessions -- 62 (down 8% vs. Previous 30 Days)

Page views -- 115 (down 13% vs. Previous 30 Days)

Avg. Session Duration: 56 seconds (up 19% vs. Previous 30 Days)

Total Users -- 51 (down 4% vs. Previous 30 Days)

Bounce Rate -- 58.1% (down 6% vs. Previous 30 Days)

New Users -- 45 (down 9% vs. Previous 30 Days)

Note: Committee reports from DECEMBER have been approved at 6:55 pm.

OLD BUSINESS:

1. Portland Residential Garbage Rates:
 - c. **RESPONSE:** The Board and attendees have agreed to **TABLE** this topic until the February 13, 2025, Board and Membership meeting.
2. Broken windowpane in Dwy 50 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.
 - b. **RESPONSE:** 12/8 The out pane of the window is cracked throughout the glass and dirty. The Board is sending this issue to Patrick/Architecture committee to communicate with the residents to correct the visual impact.
 - c. **RESPONSE:** 1/09 Patrick has been notified.
3. US Bank Checking (Monique):
 - b. **RESPONSE:**

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4. Water Budget Discussion: **RESPONSE**: Trees are being counted, new contracts have been made, securing that the HOA has this opportunity.
 - c. **RESPONSE** (Lisa/Larry):
 5. How we Budget to Cover our Expenses. Board to meet Lynn, Jann, Jim when Leo is available (or on use Zoom).
 - d. **RESPONSE**: Mentioned over the past couple month. The Board had a brief discussion that something should happen within the current fiscal year. Answers to what we need, involving Leo, Monique, the Budget Committee about the Budget report.
 - e. **RESPONSE**: Board members approved to increase dues by 10% or \$50 = **\$550 Starting with a March 1, 2025, due date**. Mailing sent to be received by owners before end of January.
 6. Corporate Transparency Act: **TABLED**
 7. Maintenance Manuals: What is the Board going to do with the Maintenance position? Such as pool and maintenance manuals, ordering pool supplies, etc.?
 - a. **RESPONSE**: Jim is working on making the transition with his information.
 - b. **RECEIVED**:
 8. Maintenance Committee Chairperson: We still need a person to take over for Jim's retirement. Looking for a profession maintenance contractor (company) that will be needed. This position will be paid, and possibly require another financial increase. Peter has offered some time to learn more about the job, take on a limited responsibility while we find someone to step up to manage the work we need. Not necessarily to that work.
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JANUARY NEW BUSINESS:

Motion to adjourn.

Meeting adjourned after 7:40 pm