

Oakridge Estates HOA

19215 SE 34th Street | Suite 106, PMB 170 | Camas, WA 98607



Oak Ridge Estates Homeowners Association

May 3, 2022

Annual Meeting Minutes (Virtual HOA Meeting)

Board of Directors:

President, Arty Martin, 360.833.2097, Email: artymartin@comcast.net

Chair, Titu Hariharan, 360.954.5014, Email: t2_hari@yahoo.com

Treasurer, James Molina, 979.398.0981, Email: helpmolinamove@gmail.com

Secretary, Loretta Benjamin-Samuels, 360.834.3393, Email: runsam99@yahoo.com

Webmaster, Titu Hariharan, 360.954.5014, Email: t2_@yahoo.com

A reminder to all in attendance that minutes from the meetings, bylaws, CCR (Convents, Codes, and Restrictions) and Architecture Review Forms are posted on the Association's website (<https://www.oakridgeestateshoa.com/documents>).

Certified Quorum/Homeowners Present:

Homeowner	Property		Homeowner	Property
Richard Atalla	3209 NW 29th Avenue		Arty & Cindy Martin	3120 NW 29th Avenue
Loretta Benjamin-Samuels	3155 NW 29th Avenue		Naba Kantah & Jobe Abdoulie	3050 NW Gravenstein Street
Brian & Dianna Bleasdale	3126 NW 29th Avenue		Dan Rubins	3204 NW 31st Avenue
Tami Baird	3601 NW Gravenstein		Miriam Teams	3105 NW 31st Avenue
Ron Brown	3199 NW 29th Avenue		Kevin Terry,	3056 NW 30th Circle
Donna & John Duwe	3000 NW 30th Circle		Mark Smith & Susan Smith	3009 NW 29th Avenue
Lance Fritz	3152 NW 29th Avenue		John Timczyk	3025 NW 29th Avenue
Titu Hariharan	3010 NW 30th Circle		Jeff Wynn	3087 NW Gravenstein

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Meeting Call to Order

Meeting began at 7:00 pm with an introduction of all in attendance.

Reading or Waiver of Reading and Approval of Minutes

Loretta Benjamin-Samuels read April 22, 2021 minutes. Ron Brown made a motion to approve the minutes, and John Duwe seconded the motion.

Order of Business

1. Association Budget Report

Lanz Fritz provided the budget report for the 2022 Budget and Actuals for the 2021 Budget on behalf of James Molina (Association's Treasurer). The budget is available for review on the Association's website (<https://www.oakridgeestateshoa.com/documents>).

- Common Area Maintenance will have a carryover of \$4,600.00 to cover the maintenance area plus maintenance fees. The Board reviewed two bids for the Common Area and accepted the lowest bid. Maintaining the Common area includes the expense of 1 to 2 inches of bark dust ranging from \$300-1400.
- The ending balance of the Budget is \$35,169.
- The decision to continue collecting association dues of \$120 per home for the 2022 year will be decided later.
- Next year there may be a need to add bark dust and remove a tree located on the corner of Gravenstein.
- Jeff Wynn motioned to approve the budget. Brian Blasdell seconded the motion.

2. *Convents, Codes, and Restrictions (CCR): Can be found on the [Association's website](#)*

- *CCR is the role of the Architect Review Board (ARB)*
- Homeowner Ron Brown shared that all submitted requests have been approved. Processing of requests is a 30-day turnaround. Currently, the average turn-around time is seven business days.
- Tree trimming residue should be picked-up.
- Jeff shared that since a dog walker has moved away, the dog poop problem has stopped.
- Homeowners take care of their property.

Other Business

1. *Dog Poop, Reciprocal Installation Suggestion, Revisited:*

- The cost to maintain is between \$150-\$300 per year. Two thousand four hundred bags for \$100.
- Homeowners are not willing to install it near their property.
- The common area on Gravenstein, near the library station, is suggested as a possible location site. Which eliminates the need to add a new structure.
- Ron shared that he has seen this setup in East Vancouver, and poop bags are available; the people grab a bag from the station and take it with them.

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- Arty shared that the hope is that the people would take the used bags with them and not leave or wrap them around the pole of the structure. If there is an agreement to install a receptacle station, the issue is where.
- Homeowner Brian offered to empty the reciprocal when he was not out of town.

2. Maintenance Reminder:

- HOA President, Arty Martin, reminded the homeowners to
 - Tie up recyclables and debris during the winter months to prevent blowing throughout the neighborhood, on neighbors' property, and to prevent attracting raccoons—be good to neighbors.
 - Sidewalks are buckling from trees-homeowners be aware of possible liability for maintaining sidewalks near their property. The HOA is not responsible for this issue/situation—again, *be good to neighbors*.

3. Architect Review Board (ARB):

- Donna- regular maintenance and
- HollyHills HOA removed the tree. There has not been any recent sighting of Black Bugs
- Mark- shared a reminder of a possible future expense for maintaining the retention pond at the bottom of the hill.
- John- asked if there was anything that needed to improve the drainage?
- The Association is responsible for 40%-the city of Camas cleaning the catch basin a few years ago at the bottom of 29th Avenue along the walking trail.

4. Rental Properties:

- Donna inquired about the number of rental properties homes. -Arty responded by stating that two homes are identified as rental properties.
- John shared that homes are not only rented but are also subleased.
- Titu-asked how to respond to a homeowner who has requested the contact information of another homeowner(property location, 3005 NW 30th Circle, Property Owner –Zhou Hailong & Ji Ran) who is renting out their property? Refer the homeowner who is requesting the information to the ARB.
- Brian-It is possible that the homeowner may not be aware of their responsibility to share with the tenants.
- Jeff shared that to be proactive, and maybe the ARB could deliver a copy of the CCR on behalf of the HOA to homeowners to inform, welcome new homeowners to the neighborhood, and update the board.
- Mark suggested that the current CCR may be needed to be reviewed by a legal counsel to give more repercussions and awareness of possible fines.

5. Safety:

Ron-Reminded homeowners of an increase in the number of home break-ins.

- Remember to lock your doors to your home and cars.

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- Be on the alert for solicitors (must have photo identification, if not, it is a violation)--could be casing/canvassing your property.
- Do not let strangers into your home.

Motion to close the meeting by John, Jeff second, and Lance Fritz, third the motion. Meeting adjourned at 7:50 pm.

Submitted by:

Loretta Benjamin-Samuels

Secretary, Oak Ridge Estate HOA