



The Woodsman

A member publication for the residents of Bryant Woods ♦ August 2018 ♦ www.bwhoa.org

Board Nominations Announced, Other Candidates Welcome

The following candidates have been recommended by the Nominating Committee to fill vacant Board positions: Karen Logsdon 18413 Deer Oak Circle, Gene Purtell 18780 Indian Creek Dr., David Rohrer 18411 Deer Oak Circle, Helen Kalk 18151-18153 Deerbrush.

Any member not nominated who wishes to be included on the ballot in addition to the nominating committee's slate of candidates will be added provided that a written request has been submitted to the nominating committee within ten (10) days after publication of the Nominating Committee's slate of nominees. Email to Secretary@BWHOA.org or contact Nominating committee members Holly Gosewehr, Claudia Kehoe, or Linda Fuchs on or before August 27, 2018.

These nominations were posted on the website and at the bulletin board at the pool on August 17th in accordance with bylaws. An email was also sent to members for whom we have addresses. Ballots will be mailed early in September and must be received by September 23, 2018. Mark your calendars for our Annual Meeting on September 27, 2018 for election results and an "Ice Cream Social!"

Karen Logsdon

I am pleased to be nominated to serve another term on the Bryant Woods Home Owners Association. I first served in 2016-17, completing an unexpired term and was then elected to a one-year term, which I am currently completing. My husband and I have lived in Bryant Woods since 2002, and love the community. Thank you for considering me for another term on the BWHOA.

Helen Kalk

While living in Juneau I served on the board of my condominium association as both a member at large and board treasurer. Have also served as program director, program manager, and executive director for several family and children's services organizations.

David Rohr

David Rohrer his wife Kary Logsdon and children Kendall and Karis have lived at 18411 Deer Oak Circle since November 2006. David works for the State of Oregon and has lived in Oregon since 1994. He enjoys walks, sports, traveling and spending time with his family.

Gene Purtell

*Moved to BW in 2001 with my wife of 31 years (and HS sweetheart) Corinne.

*Retired from Nike in 2017 after 21 years of working in their commercial (sales) organization.

*Hobbies are cooking, yoga, golf, and long walks in the BW neighborhood with my Jack Russell terrier Molly.

Secretary's Notes by Karen Logsdon

The August meeting of the BWHOA Board was convened at 7:00 pm on the 13th at the home of Kathy Taylor. Board members present: Dick Audley, JD Taylor, Karen Logsdon, and Kathy Taylor. Jason Frank, Linda Fuchs, Holly Gosewehr, Sharon Wood and Claudia Kehoe are absent. The meeting was convened without a forum. Holly and Linda attended via phone to accomplish three points of business: approval of minutes from July, approval of bylaws with scrivener's error corrections, and approval of the BWHOA Board nominations for Board members next term. Sally Page, member, was also in attendance.

Minutes of July Board meeting were approved.

Pool Report: Three cameras have been installed which will be upgraded to high definition for a better image. The pool phone will also be switched to Comcast. Numerous infractions of pool rules have all been discussed with the members involved. Safety and maintenance concerns regarding the pool decks were discussed. Dick and JD will begin to investigate alternatives for replacement of decks.

Board nominations: Processes were determined, according to the timelines outlined in the bylaws, for posting the BWHOA Board nominations, for members to self nominate, ballot design and distribution of ballots. Timely information will be emailed to all BWHOA members, posted on website and placed on reader board at pool. The Board approved the recommendations of the Board nominating committee. The Board nominated candidates are: Karen Logsdon, Gene Purtell, David Rohrer, and Helen Kalk.

Annual Meeting of BWHOA will be September 27: The new Board members will be announced, and an ice cream social will be enjoyed by all who attend. Members will be asked to contribute to the meeting by discussing with the Board any issues or concerns they might have, as well as offering suggestions and comments.

Bylaws have had a final check by the attorney and are approved.

Treasurer's Report: Balance Sheet and the Budget vs Actuals are attached.

Committee Reports

Common Area: Sharon sent a written report. More dead or dying trees have been removed. Soil fungus will continue to cause disease in Fir trees. Weed removal continues along main path, and most homeowners who have received notification to improve or correct property issues have corrected issues. Sally Page expressed concern that removing trees during this excessively dry and hot period may be a cause of fire. The Board will ask Love of Trees to insure they have a safety plan and could quickly extinguish any fire should it occur.

Architecture: The signs alerting drivers to drive slowly are not in accordance with the CC&Rs, nor parts of the LO Code governing placement of temporary signs. The signs will be removed. The underlying issue of speeding remains a concern. Discussion with the city regarding ways to better reduce speeding is ongoing and Sharon will report progress next board meeting.

Executive Session: The Board went into Executive Session to discuss a legal matter.

The Annual Members' Meeting will be held September. The next Board meeting will be October 8th at 7:00 held at Linda Fuchs' residence.

Balance Sheet Comparison			Budget vs. Actuals			
ASSETS	31-Jul-18	31-Jul-17		January - July 2018		
				Actual	Budget	Variance
100 Cash						
101 Operating US Bank	64,373	30,880	Income			
121 Money Market US Bank	44,126	40,092	401 Assessment	120,960	120,960	-
135 Cash on Hand	<u>15</u>	<u>581</u>	Other Revenue	782	430	(352)
Total 100 Cash	108,514	71,554	Pool Income - Aerobics	278	700	422
150 Accounts Receivable	19,082	19,383	Pool Income - Lessons	1,600	1,000	(600)
152 Undeposited Funds	-	1,280	Pool Income - Parties	800	400	(400)
153 Allowance Doubtful Accts	(1,000)	(1,000)	Pool Income - Lost Keys	<u>20</u>	<u>50</u>	<u>30</u>
160 Prepaid Expense	<u>3,892</u>	<u>3,794</u>	Total Income	124,440	123,540	(900)
TOTAL ASSETS	<u>130,489</u>	<u>95,011</u>	Expenses			
LIABILITIES AND EQUITY			510 Pool Operations	22,743	45,900	23,157
200 Accounts Payable	2,122	78	610 Common Area	11,077	26,080	15,003
210 Credit Card	<u>53</u>	<u>343</u>	710 Social	1,062	3,650	2,588
Total Liabilities	<u>2,175</u>	<u>420</u>	720 Neighborhood Trash	2,631	6,400	3,769
Equity			750 Communication	444	1,150	706
305 Designated R&R Reserve	44,106	40,074	810 Administration	8,824	20,370	11,546
380 Unrestricted	5,938	5,064	Total Expenses	46,780	103,550	56,770
Net Income	<u>78,271</u>	<u>49,453</u>	Net Operating Income	77,659	19,990	(57,669)
Total Equity	<u>128,314</u>	<u>94,591</u>	990 Transfer Out RR&R	<u>-</u>	<u>18,000</u>	<u>18,000</u>
TOTAL LIABILITIES AND EQUITY	<u>130,489</u>	<u>95,011</u>	Net Income & Transfer	<u>77,659</u>	<u>1,990</u>	<u>(75,669)</u>
Saturday, Aug 04, 2018 04:14:16 PM GMT-7 - Accrual Basis			Saturday, Aug 04, 2018 04:20:15 PM GMT-7 - Accrual Basis			

President's Report by Kathy Taylor

Thank You, Walter: One neighbor took up the Ivy challenge and girdled numerous trees behind the pool. Look up and notice all the brown ivy leaves. They will fall off in time. But, new ivy will crawl back up those trees if we do nothing. So, this fall we'll be hiring a service to pull and remove the ground ivy. Do we have any neighbors interested in replacing the ivy with native plants either late fall or early spring? Give any Board member a call. And, BWHOA will pay for the supplies!

Kids at Play Signs: Please drive slowly in our neighborhood. (Actually, it's good advice to do that everywhere.) We all want our kids, dogs and walkers to be safe. The City of Lake Oswego Traffic Division can install permanent signs; unfortunately, no other signs are allowed by our CC&Rs. Movable 'child at play signs' are okay, if you remove them when children are not at play, but do not place them in street traffic lanes while in use. The Board frequently hears complaints about cars going too fast AND about signs in violation of our CC&Rs... an issue with strong, valid opinions on both sides. Speeding is an issue for the City. Both City Code and

our CC&Rs address Kids at Play Signs.

Pool furniture on Cement: Because it causes damage to both furniture and lawns, please don't drag lounge chairs up the grassy berms. Pool staff has tried to enforce this in the past, which is difficult because Lifeguards need to be guarding swimmers, not policing furniture placement. Pool Rules (at BWHOA.org) have been updated to include keeping the furniture on the cement.

Review Pool Policy: More sunny days and more families with young kids have made the pool a booming place this summer. Pool parties, swim lesson participants and general activity is up. That's the good news; but it's revealed a few issues, too.

- 48 hours may not be enough notice to schedule lifeguards pool party reservations.
- More swim lessons sessions might be needed next year.
- Swim lessons are not a family day pass to the pool for non-residents.
- During swim lessons we might need a second lifeguard dedicated to watching the big pool and general oversight.
- Chaise lounges should stay on the cement – using them on the berm causes them to break.
- Our system of signing in is based on an honor system. Unfortunately, that does not work. Lifeguards need to be watching pools, not guard the gate.

After this pool season, we'll conduct a broad review of Pool Policy and Operations. The goal is to keep what's working and tweak a few items to make the pool experience better for staff and residents. Send your concerns, observations, and comments to any Board member.

BWHOA Board Members Contact Information

President—Kathy Taylor	president@bwhoa.org
Vice President—Holly Gosewehr	vp@bwhoa.org
Secretary—Karen Logsdon	secretary@bwhoa.org
Treasurer—Jason Frank	treasurer@bwhoa.org
Pool—Dick Audley/JD Taylor	pool@bwhoa.org
Architectural—Karen Logson/JD Taylor	architectural@bwhoa.org
Communications—Claudia Kehoe	communications@bwhoa.org
Common Area—Sharon Wood	commons@bwhoa.org
Social—Linda Fuchs and Board	social@bwhoa.org

New Traffic Light at Bryant and Deerbrush

Work on this new signal began August 20 and is expected to be complete by September 20. New curb ramps are also being installed. Intermittent lane closures between 7am and 6pm will continue until construction is complete. It is likely we can expect more traffic on Indian Creek Drive as parents dropping off students try to avoid congestion.

Everyone Gets Door Delivery This Month!

Surprised to find a printed edition of the Woodsman on your doorstep this month? Some email nondelivery glitches have been discovered and we wanted to be sure you got important election news.