

Bryant Woods Homeowners Association
May 10, 2021 6:30PM
Zoom Meeting – contact communications@bwhoa.org

1. Roll call for Quorum
 - a. Board Members Attending (quorum achieved)
 - i. Brandon, Kevin, Daniel, Amy, Tracy, David, Scott, John K, Chad
 - b. Board Absent: none
 - c. Members: Rich
2. Approval of Minutes from last meeting
 - a. Vote to approve April Meeting Minutes - Approved
3. Member Comments:
 - a. none
4. Committee Reports
 - a. Legal - Encroachment Update
 - i. Slow proceedings on the encroachment with the city
 - ii. Awaiting response from homeowner on communications from the city.
 - iii. Hearing is on July 21st.
 - iv. Board (Daniel, Brandon) need to meet with Pat (lawyer) again to clarify some of the recent emails and clarify next steps.
 - v. Need final wording on fence removal wording
 - b. Accounting / Financials
 - i. Need to send out the quarterly dues reminders.
 - ii. All payments are up to date
 - iii. In the past we have paid to audit the BWHOA financial transactions. In lieu of doing an audit this year, we want to remind the members that the BWHOA books are available for anyone to review. Please contact the treasurer for a report.
 - iv. Due to minimal transactions from 2020, we're going to save \$1000 on the financial transaction audit, and will audit again next year
 - c. Social
 - i. 4th of July party? Potluck? Need to plan early but still not clear what we can safely do. Will discuss in a future month. Currently Clackamas county is still considered a "high risk" county and we may need to consider a labor day party.
 - d. Common Area
 - i. Still waiting on some final tree removal actions.
 - ii. As the BWHOA works through the encroachment it has come up that the "natural state" of much of our common area, may not be up to city code. No pesticide, or herbicides are allowed in the common area, so it would be a lot of manual labor to improve
 - iii. Need to schedule the walkthrough - July

- e. Pool
 - i. Pool readiness items
 - 1. Rules
 - 2. Fob
 - 3. Drinking fountain. Go with bottle fill and dixi cups available
 - 4. Cleanup crew
 - 5. Bathrooms
 - 6. Pool covers – have been removed
 - 7. Pool chemistry – Automated system, need to verify function and determine what checks need to be made
 - 8. Pool committee needs to meet with Wetkat
 - 9. Covid monitors need to be over 18
 - 10. 14-17 wouldn't be able to come unless we hire COVID monitors / Life guards
 - 11. Employees: Will we need a COVID monitor, what about life guards, sanitation. Will need to review options.
 - 12. Sign-in, max size. Other COVID requirements
 - f. Communications
 - i. Need to get the May woodsman out.
 - ii. Need to verify emails aren't going through span
 - g. Architectural
 - i. Blue Driveway – Need to be informed of the violation
 - ii. Other architectural approvals sent in email and will be in the woodsman
- 5. Next meeting
 - a. Possibly at the pool
 - b. Interim Monday meeting on the 26th at the pool @ 6:00
- 6. Move to Adjourn