

Bryant Woods Homeowners Association
March 8, 2021 6:30PM
Zoom Meeting – contact communications@bwhoa.org

1. Roll call for Quorum
 - a. Board Members Attending
 - i. Brandon, Kevin, Daniel, Amy, David, John, Scott, Chad
 - b. Board Absent: Tracy
 - c. Members: Patricia (Trish) Furtado
2. Approval of Minutes from last meeting
 - a. **Vote to approve Feb Meeting Minutes - Approved**
3. Member Comments: Trish is curious about hearing the update on encroachments and fines
4. Committee Reports
 - a. Legal - Encroachment Update
 1. Approved meeting minutes from Feb will given to Pat Foran (attorney) to move forward on motions from last month
 - ii. Motions:
 1. **Motion to Add: "Any other Federal/State/County or City of Lake Oswego Code Violations that incur fines or costs to Bryant Woods Homeowners Association. cost of fine/violation plus cost and legal fees to remedy the violation." To the 2021 fees, along with a reference to the enforcement and appeal process. – Motion passed (8-0)**
 - iii. Discussed plan to put together a work crew to help remove encroachments. **Brandon to write up a proposal for the Woodsman.** We should also send individual letters. Should we have homeowners sign a consent form granting access to property and defining work to be done. In the cases where markers may have been destroyed, we may need to resurvey to make sure new fences get put in the right location.
- b. Accounting / Financials
 - i. Kathy supported a small informal audit of recent transactions
 - ii. Dues about 80% paid
 - iii. Simple P&L for Feb sent out via email for review.
- c. Social
 - i. Standard Easter egg hunt is probably not a great idea. Should we do goodie bags? How many? Is that a good idea given the current COVID situation? What about a grand opening party at the pool? Voted to postpone Easter Egg hunt again and focus on 2 events this summer.
- d. Common Area
 - i. Storm caused damaged. Most is picked up, there is still some left that is non-hazardous that will be taken care of as soon as possible by For Love of Trees.

- ii. Tree down in the far west common area, For the Love of trees has been contacted for removal.
 - iii. Some work could be done by Signature, for on the limbs and branches on the ground work, it would be less cost
 - iv. Possible leak from sprinkler system around walkway leading to the pool. Chad to send email to Signature to investigate next time
 - v.
 - e. Pool
 - i. Need a 2nd quote for pool concrete grinding – Scott contacting vendors. It needs to be ground down. Another option is to rent a concrete grinder to surface it ourselves.
 - ii. Wetkat came out and ran the pumps to make sure no pipes were broken. Everything looked good
 - iii. Oregon has already authorized pools to open based on one family or pod at a time. Expecting guidelines to continue to loosen up.
 - iv. Should we go to a new digital lock system? Need to investigate options. Codes can be passed to others. We need some sort of physical device like a fob based system. Will we need to sign in and sign out for COVID tracing?
 - v. Camera Footage was not conclusive for the “glass bottle” incident. Will discuss in detail next month
 - vi. Member reached out (again) to ask why we keep an unattractive blue tarp in a visible spot within the pool area. Board discussed options: moving it, new storage, changing tarp cover, put it in pods? This will be handled AFTER this year’s pool season.
 - vii. Is more Pool Furniture needed?
 - viii. Employees: Will we need a COVID monitor, what about life guards, sanitation. Will need to review options.
 - ix. Wetkat is coming to replace some filters in the water pump system
 - f. Communications
 - i. Jan/Feb Woodsman released without financials
 - 1. Overall very short. Only a brief message on tree damage
 - ii. John to take over sending it out the Newsletter in March
 - g. Architectural
 - i. 2 Approvals from Feb, 1 so far in March
 - ii. There is a request for a treehouse. There have been at least 2 approved in the past. It will have to have same roofing and siding, and be contained on the property and be up to city codes. Need to speak to neighbors. David will send requirements to homeowner.
- 5. Insurance
 - a. Nothing new
- 6. We are still paying for unlimited Yard Debris but there have been some charges being incurred by homeowners. Chad is following up with Republic Services to clarify.

7. Homeowner asked about a generator policy. Do we have one? We don't know of any policy around generators. Board doesn't know of any policy other than standard visibility policies. If it is portable, then there isn't much we have to say. It would likely be more of a city noise ordinance.
8. COVID. Any new concerns to discuss?
9. Next meeting
 - a. zoom option due to COVID. Anyone on the board
10. Move to Adjourn