



GRAF MEADOWS

HOME OWNERS ASSOCIATION

1. President - Welcome & Introductions, Agenda
2. Presentation — Washington County Land Use & Transportation
3. Presentation – Washington County Sheriff's Office
4. 2024 In Review
5. Treasurer Report
6. 2025 Plans
7. Elections
8. Q&A and new business from the floor
9. Meeting Adjourn

2024 Board of Directors & Committee Chairs

Position

Term Ends

President

Scott Mikkelson

January 2025

Vice-President

Monica Dolezsar

January 2026

Treasurer

David Dolezsar

January 2026

Secretary

Alexandra Holmes

January 2026

Architectural Review Chair

Basil James

January 2026

Landscaping Chair

Basil James

January 2026

Social Chair

Julie Mikkelson

January 2025

Social Chair

Monica Dolezsar

January 2025

Webmaster

David Dolezsar

January 2025

Presentation — Washington County Land Use & Transportation

Jason Kivett, Project Manager

Springville Road Update

Presentation — Washington County Sheriff's Office

Meghan Rasmussen

Program Communication & Education Specialist-Community
Outreach

Safety Update

2024 Projects, Questions, & Escalations Addressed

Projects: None

New landscape design: Approved 9/4/24

New exterior paint color & roof: Approved 10/8/24

2024 Events Held

- AGM refreshments (Thur Feb 1st)
- Easter egg hunt (Sat March 30th)
 - New Easter Bunny Suit
- Garage sale (Fri,Sat June 28,29)
- Summer BBQ – Canceled Weather
(~~Sat June 2nd~~)
- Holiday lights competition (winner
Cody & Stoltz Family 5984 NW Sickie
Ter)
- \$328 spent (\$278 for 2024 related)

2025 Planned Events

- AGM refreshments (Thur Jan 16th)
- Easter egg hunt (Sat April 19th)
- Garage sale (TBD)
- Summer BBQ (TBD)
- Holiday lights competition (Dec 25)
- New Neighbor Welcome Packets

- Please contact ARC Chair/Landscape Chair for tree removal approval (especially trees adjacent to neighborhood roads, county requirements to number and type of trees and setback in our neighborhood).
- House color change and structural changes & additions require review by the committee/board.

Account Balances

Actual
Forecast

Item	2023	2024	2025	2026
Account Balance Jan1st	\$18,904.66	\$8580.76	\$11209.38	\$13492.00
Dues Jan 1st to Dec 31st	\$7713.79	\$8174.16	\$8,000.00	
Regular Expenses	(\$5,393.78)	(\$5,518.45)	(5717.00)	
Outstanding Dues	(\$4494.61)	(\$4192.80)	(\$4700)	
Special Assessment (\$120 per lot)	\$8520.00	\$0.00	\$0.00	
Reserve Projects	\$21164.00	\$0.00	\$0.00	

Outstanding Dues Status

- \$8174 received - 70 checks this year
- \$4192 in outstanding dues
- Comprising of 5 households overdue
 - 1 > \$3000
 - 2 (\$300-\$500)
 - 2 (<=\$100)

Reserve Fund

- Have now over \$10,000 in reserve fund
- Reaching out to bank for options to hold \$10,000 in a safe interest incurring instrument

Expense Budget

Budget	2024 Budgeted	Actual	2025 Forecast
Insurance	\$1,201	\$1201	\$1185
Landscaping	\$3200	\$3000	\$3000
Water	\$70	\$35	\$70
Social Activities	\$500	\$328	\$500
AGM Room	\$60	\$60	\$175
Corporate Fee	\$50	\$150	\$50
PO Box	\$432	\$442	\$240
Special Expenses	\$0	\$0	\$0
Postage & Office	\$66	\$126	\$120
Website	\$177	\$177	\$177
Sprinkler Repairs	\$0	\$0	\$0
Liens	\$100	\$0	\$200
Total	\$5856	\$5518	\$5717

2025 Plans

- Projects
- Events

Feedback?

Open Positions for 2025-2027 (2-year term)

President:

- Volunteers: Scott
- Nominations from the floor:

Social Chair:

- Volunteers:
- Nominations from the floor:

Webmaster:

- Nominations from the floor:

Q&A and Open Discussion from the Floor

CONTACT INFO: (2024 Board Member Names, to be updated for 2025 names after elections)

- General inquires:..... bod@grafmeadows.com
- President: Scott Mikkelson president@grafmeadows.com
- Vice President: Monica Dolezsar vp@grafmeadows.com
- Treasurer: David Dolezsar treasurer@grafmeadows.com
- ARC Chair: Basil James arc@grafmeadows.com
- Landscaping: Basil James landscaping@grafmeadows.com
- Secretary: Alexandra Holmes secretary@grafmeadows.com
- Social: Julie Mikkelson/Monica Dolezsar . social@grafmeadows.com
- Webmaster: David Dolezsar webmaster@grafmeadows.com

WEBSITE: www.grafmeadows.com

- CC&Rs and HOA Documents
- Contact information
- Meeting Minutes
- Upcoming Events & Notices

MAILING ADDRESS:

Graf Meadows Homeowners Association
PMB #195, 3300 NW 185th Avenue, Portland OR 97229

Please Note: If you plan to send mail to the HOA at the address below, please address it to the HOA title of the board member you are sending it to and not to their name, otherwise Postal Annex will reject the delivery

Dues: due March 31, 2025