

Graf Meadows Homeowners Association
Annual General Meeting
February 1, 2024 (rescheduled from January 18 due to ice storm)
7:00 pm
Bethany Presbyterian Church

Meeting Minutes

Attendance: 20 households were in attendance.

Call to Order: Meeting was called to order at 7:07 pm

Introductions: President led introductions of board, followed by introductions of members in attendance.

Presentation: Springville Road widening project—Guest Speaker Andy Morris, Project Manager, Washington County Land Use & Transportation: Morris presented (virtually via Teams) on the upcoming Springville Road widening project, between 165th/Joss Ave. and PCC. The project is tentatively scheduled to begin late spring/early summer 2024, and continue through Fall 2025. The County will widen Springville to 3 lanes (2 lanes + turn lane, except over the “bridge”, plus bike lanes and sidewalks on either side, and finally a stoplight at 165th/Joss Ave. In order to widen the “bridge” and to improve fish passage and hydraulic needs, the County will replace the culverts that run through that area. This will require two separate, 2-month-long closures of Springville Road in this section: one to replace the east culvert, the second to replace the west culvert. There is a short window of time during which the County is allowed to do in-water work, due to fish passage rules and restrictions, school and PCC schedules, so the culvert replacement can only take place between July 15-September 30. During this window, the road will be closed for 2 months in 2024, and again in 2025.

The County is finalizing the design now, and contractors starting in May/June of 2024.

Regarding neighborhood or neighborhood adjacent land:

- Morris said he is 99% sure they will not have to touch the monuments (Graf Meadows signs) at 165th, to install the stoplights.
- Morris said there are no plans to change the grass strip of land that the HOA maintains—but the county owns—to a presentable, drought-tolerant alternative to grass.

For more information on the project, visit

<https://www.washingtoncountyor.gov/lut/projects/springville-road-phase-4>

Presentation: Washington County Sheriff’s Office—Guest speakers Daisy Santillan, WCSO Public Affairs Community Outreach Specialist; Megan Rasmussen, WCSO Community Outreach Specialist for Bethany; and Deputy Brian Upton: Santillan, Rasmussen, and Deputy

Upton shared data on crimes they have seen in our area over the past 6 months (calls were minimal, and mostly crimes of opportunity.) They gave a presentation on ways we can work together to keep our community safe:

- Watch for suspicious persons or vehicles and report to WCSO non-emergency line (if not emergency)
- Don't leave your vehicle running unattended
- Deter package theft by tracking packages, have neighbor pick up delivered packages if not home, use secure delivery location (lock box), use in-store pick up, or provide delivery instructions.
- **9pm routine**—lock your car, house, garage gates, shed; turn on lights, cameras, and security systems; and bring in valuables from your car, yard, and patio
- **See something, Say Something!** Report to either Emergency (9-1-1) for something in progress, or call the non-emergency line (eg: abandoned vehicles, suspicious persons or vehicles, anything out of place, noise disturbances, graffiti.
- Don't expect others to call, stay calm, be a good witness
- The County also has an online reporting tool for certain reports that meet online reporting criteria.
- Keep WCSO numbers handy on your phone

Emergencies: 9-1-1

Non-emergency calls: 503-629-0111

Social media: @WCSOOregon

Website: WCSOOregon.org

WCSO Newsletter: https://bit.ly/WCSO_signup

Alexandra Holmes, Architecture & Landscaping Committee Chair:

2023 HOA Completed Projects Update—

New fence was installed, along with new bark mulch. The new fence project went smoothly, took 5 days to complete, and came in slightly under budget.

2024 HOA Planned Projects—no big projects planned for 2024. Any further landscaping and beautification projects along Springville will be considered after the widening project is complete in late 2025.

Committee chair gave two reminders:

1. **Tree removal must be approved**—contact the ARC chair/landscape chair for tree removal approval, especially trees adjacent to neighborhood roads, with county requirements to the number and type of trees and setback in our neighborhood.
2. **House color and structural changes/additions require review by the committee and board**—contact the ARC chair. Need to make sure that colors and materials are standard, and adhere to HOA's CC&Rs

Julie Mikkelsen, Social Committee Chair:

2023 HOA Events Update—The HOA hosted several events during the year, including:

- Easter Egg Hunt (18 kids, 300+ eggs!)
- Summer BBQ which the board moved to June, since so many neighbors are gone over Labor Day weekend (34 neighbors attended). Board purchased a tent for events this year, to help with weather issues (both sun and rain!)
- Garage sale
- Holiday Light competition

Treasurer Report—David Dolezsar: Reviewed last year's budget vs. actual spend, this year's projected revenue and budget, and current account balance. Thank you to all neighbors for sending in their special assessments for the fence. Annual expenses include insurance, AGM room rental, website fees, P.O. box rental, corporate fees, postage, landscaping, and social events. Board did not repair the sprinkler system on the grass strip on Springville this year; Board will decide whether or not to repair, if needed, after the road construction is complete.

Board-led Discussion about HOA Planned Events & Possible Items for 2024—

The Board plans to host the same events for 2024—watch for email and mailbox signs for date announcements.

The Halloween Parade historically has been led by a neighbor and was not held in 2023. Would be great to hold again, if another neighbor would like to take the lead.

There was discussion about interest in continuing the ladies' bunko group, and discussion about a neighborhood phone directory. Regarding the phone directory, neighbors said it has been handy and helpful in the past to know who neighbors are. Historically it's a big project for someone to take on and maintain, there was mixed interest in participating, and the treasurer said that the board legally is not allowed to hand out addresses without consent. Board asked for a show of hands to see who would be willing to share their names, address and emails in a published document—half in attendance said they would not want this information shared.

Elections for Open Positions

Vice President: Monica Dolezsar volunteered to be vice president again. No other nominations from the floor. Motion was moved and approved; HOA voted and approved Monica Dolezsar as HOA vice president for 2024-2026.

Secretary: Alexandra Holmes agreed to be secretary, but would need to release Architecture & Landscaping Committee Chair. No other nominations from the floor. Motion was moved and approved; HOA voted and approved Alexandra Holmes as HOA secretary for 2024-2026.

Architecture & Landscaping Committee Chair: Basil James volunteered to be Architecture & Landscaping Committee Chair. No other nominations from the floor. Motion was moved and approved; HOA voted and approved Basil James as HOA Architecture & Landscaping Committee Chair for 2024-2026.

Webmaster: Dave Dolezsar is currently webmaster. No nominations from the floor; Dave agreed to stay on as webmaster. Motion was moved and approved; HOA voted and approved Dave Dolezsar as HOA Webmaster for 2024-2026.

Q&A and new business from the floor

1. Neighbor asked how the Board is handling people replacing their fences, as the neighborhood's fences are coming due for replacement. Board said they will remind neighbors that per the CC&Rs, fences must be made of wood and match the current style of fences, and will send information about what the fence should look like when replaced.

HOA Contact information:

HOA Website: www.grafmeadows.com

- CC&Rs (covenants, conditions, and restrictions)
- Contact information
- Meeting Minutes

Contact the Board:

Board: bod@grafmeadows.com

Treasurer: treasurer@grafmeadows.com

Architectural Review Committee: arc@grafmeadows.com

Landscaping Committee: landscaping@grafmeadows.com

Social Committee: social@grafmeadows.com

Dues: Dues are Due March 31, 2024—\$100

Meeting adjourned at 8:30pm.