

New Columbia Owners Association

Meeting Minutes

August 26, 2014

Attendees:

Board Members

Molly Rogers
Rachel Langford
Simon Williams

Guests

Matthew Huspeck, Portland Police
Juli Garvey, Home Forward
Matthew Fullen, Guardian
Jen Gentry, Guardian
Mike Rice, TruGreen

Membership

April Hascall
Janis Khorsi
Tara Taylor
Kate Brooke
Aleksey Golikov
Mandy Harbert
Jeff Harbert
Shanda Justice
Julie Newhouse
Sybil & Jenny Barrier
Kidus Yared
Mirabai Reimuller

I: Member Comment

- House under construction update: Matthew Fullen has sent a final demand about the unkempt yard and past homeowner dues owed.
- Houses for sale: Matthew Fullen stated the housing market is strong. The home values in New Columbia have increase 13% and the average home listing at \$240,000.

II: Review and Approve May Meeting Minutes

- May Meeting Minutes approved by Board.

III: TruGreen Landscaping Update- Mike Rice, TruGreen

- TruGreen recently upgraded the irrigation computer.
- The control clocks that TruGreen recently replaced has a one year warranty.
- Currently TruGreen is replacing between 16-35 heads per month.
- TruGreen would like to recommend the addition of a backflow that would cost approximately \$1,800 and add additional clocks that would cost approximately \$2,400.

IV: Capital Projects Update

- 9 irrigation controllers: TruGreen replaced nine irrigation controllers with newer systems that conserve water. New Columbia has seen a reduction in water bills due to this modification.
- Drywell and sediment tank maintenance: Storm well maintenance was taken care of and the City inspected New Columbia passed the inspection.
- Parking Lot and Alleyway seal coat: Parking Lot and Alley seal coat project was completed.

- Exterior Lighting: Parkins update 11 bocks completed and 13 blocks still in progress. 134 of 276 fixtures have been replaced. The project is on target to be completed by September 20.

V: July 2014 Financial Review/ Reserve Study Update

- Expenses over budget in July due payroll- in the month of July there was three pay periods and this will balance out by the end of the year.
- Groundskeeper was under budget due to time off.
- Total Labor positive by \$5,400 under budget as far as year goes.
- Water under budget due to new irrigation system.
- Electricity budget will increase due to updated exterior lighting.