
CINNAMONWOOD ESTATES HOA
Board Meeting Minutes
November 23, 2022
6:30 pm

Meeting was conducted via ZOOM and recorded following Robert's Rules of Order and order of agenda outlined in Bylaws, Article 3, Section 10.

CALL TO ORDER Meeting was called to order at 6:30 pm by Chair Mark Freed.

ROLL CALL Secretary called the roll.

Board Members Present: Mark Freed (chair), Lori Murphy Cole (secretary), Noel Vaughn, and Dave Simpson.

Board Members Excused: Dave Ronne (treasurer)

Community Members Present: Kyrria (Kiwi) Martinez

Guests Present: Don VanLue, VanLue CPA and Mauricio Flores, Pacific Landscape

PROOF OF NOTICE OF MEETING Community was notified of the meeting on November 14, 2022 and again on November 20, 2022.

APPROVAL OF MINUTES Minutes of the October meeting were emailed (or hand delivered to those without email) on October 30, 2022. *Dave S made a motion to accept the October minutes as written and Noel seconded the motion. Passed unanimously.*

REPORTS OF OFFICERS

Treasurer

Monthly Financial Report: Reviewed and questions answered. Board asked Don to hold assessments received early and to deposit them in the month they are due in the future. i.e. Invoices are sent 15 days prior to due date. Assessments received early will be deposited after the 1st of the month they are due. Questions submitted to VanLue after Oct meeting were answered and clarified. *Noel made a motion to accept the Treasurer's Report and Dave S seconded the motion. Passed unanimously.*

Secretary: No report

Chair: No report

REPORTS OF COMMITTEES

Architectural Committee: None submitted

Landscape Committee: Dave S

2023 Services: Mauricio Flores joined us at 7:30 to discuss services in the coming year. Outlined the following:

- ✓ Moss control will be applied twice
- ✓ Crabgrass preventative will be applied late Spring
- ✓ Aeration (probably Fall)
- ✓ Crane fly spraying: not at this time unless crew sees damage and Board will be notified.

2024 Budget year: will begin Jan 1, 2024.

Landscape Concerns/Questions: All questions or concerns regarding landscaping and/or irrigation need to be sent to Dave Simpson. Text or phoning him is okay but he needs a follow-up email for documentation. Phone: 503.949.1111 email:

dave@yourNewHomeRentalGroup.com

ELECTION OF DIRECTORS:

Director Candidate Slate: Secretary presented names of candidates for Director positions to be voted on at our Annual Meeting, Friday, Dec 2:

Mark Freed, Lori Cole, and Dave Simpson: incumbents declared their desire to run for re-election.

Kyrria Martinez and Lori Paddock-Read: community members declared their desire to serve on the Board.

Lori made the motion to approve the candidate slate of Mark Freed, Lori Cole, Dave Simpson, Kyrria Martinez, and Lori Paddock-Read for the ballot and Noel seconded the motion. Passed unanimously.

UNFINISHED BUSINESS

Reserve Study: Lori is finishing up with Noel's assistance. Exhibited spreadsheet that Noel created showing details for curbs/sidewalks/streets/driveway aprons.

Bollards at Back Gate: Tabled to January meeting

Utility Lines: Tabled to January meeting

ODOT response to unsheltered camping: ODOT responded to secretary's request for no trespassing signs and barriers at our east boundary with Commercial Street onramp due to the increase of campers in the "Y" area between Commercial St and I-5. The Board will continue to monitor this situation.

ODOT reported: *"As far as the unsheltered camping, the last couple of times we have been in there to post, the campers have been on private property and we have not been able to do anything about them. I believe we have it on the schedule to check again in a few weeks.*

For the foot traffic issues; we have a project currently in the design phase that will build a sound wall and hopefully take some other measures to discourage camping and reduce foot traffic through the neighborhood. A link to the project website is: <https://www.oregon.gov/odot/projects/pages/project-details.aspx?project=19929>

In relation to posting no trespassing, it has been our experience that the unsheltered campers tend to ignore our signage. It is also hard to get Salem PD or OSP to provide regular and consistent enforcement of our signage, primarily due to being short staffed and other important matters that tend to take priority. In addition, signage on the ODOT Right of Way would only apply to our right of way.

My suggestion would be for the neighborhood to post individual areas, and then you can contact LE directly to have it enforced."

NEW BUSINESS

Violations: None reported

Annual Meeting Documents: Secretary shared election documents and agenda. Discussion.

2023 Draft Budget: Lori, on behalf of Dave R, treasurer, shared the draft 2023 budget. Adjustments were made. Budget will be presented at the Annual Meeting.

HB 2534: Secretary shared letter from attorney regarding HB 2534. Chair explained purpose: during the 2021 legislative session, the Oregon Legislature passed House Bill 2534, which was aimed at removing discriminatory provisions from documents governing condominiums and planned communities. A paralegal at our attorney's office is reviewing our CC&R's.

Next Meeting: Annual Meeting, Friday, December 2, 6 p.m. at the Scottish Rite Center.

Adjournment: *Lori made the motion to adjourn and Noel seconded the motion. Passed unanimously.* Meeting was adjourned at 8:22 pm.

Respectfully Submitted

Lori Murphy Cole

Lori Murphy Cole
Secretary

Secretary distributes Community Rules annually with the minutes of our Annual Meeting. As suggested by the Board, monthly Board meeting minutes will highlight one rule per month:

Community Visual Appeal:

No businesses may be operated out of your property.	\$100 per week
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