

CINNAMONWOOD ESTATES HOA BOARD MEETING

October 22, 2025

6:30 pm

<https://us02web.zoom.us/j/84592830269?pwd=dG9FMGVKbHdJWmcwbW9QTXRsS1VIUT09>

Meeting ID: 845 9283 0269

Passcode: Cinnamon

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

Meeting was called to order at 6:37 pm by Chair Lori Paddock Read.

I. Roll Call: Secretary called the roll.

Board Members Present: Lori Paddock Read, Dave Simpson, John Larson, Mark Freed

Board Members Excused: Sean Roberts, Dave Ronne

Community Members Present: Grover Carter, Pam Towry, Kyrria Martinez, Nikki Kosean, Matt Goff

Contractor's Present: Lori Murphy Cole

Guests Present: None

II. Proof of Notice of Meeting Or Waiver of Notice: Community was notified of the meeting on October 16, 2025 and again on October 20, 2025.

III. Minutes of the Preceding Meeting: The minutes of the September 2025 meeting were emailed (or mailed to those without email) on October 1, 2025. John made a motion to approve the minutes and Mark seconded the motion. Passed unanimously.

IV. Comments from Community Members and Guests: None

V. Reports of Officers

A. **Treasurer:** Secretary for Treasurer

a. Bills paid in September: Explained

b. Bills needing approval to pay. None

c. September 2025 Bookkeeper Financial Report

Dave S made the motion to approve the September 2025 Treasurer Report and John seconded the motion. Passed unanimously.

The HOA maintains a strong financial position and meets all obligations promptly. Detailed financial information can be accessed at any HOA Board meeting or upon request to the Board.

- B. **Secretary:** Bob Cacak (1918) will not be returning to his home. He resides in a care facility and his home will be listed for sale.
- C. **Chair:** Reported that she has been in contact with Phase 1 regarding entrance lighting. Phase 1 reports they are awaiting bids for solar lighting.

VI. Reports of Committees

- A. **Architectural Review:** Secretary
 - a. Landscaping at 1927: Owner requests approval to remove two large shrubs bordering her driveway and replaced with appropriately-sized plants. Dave S made the motion to approve the request and Mark seconded the motion. Passed unanimously.
 - b. Landscaping at 1950: Owner requests approval to remove large shrub in front yard. Dave S made the motion to approve the request and John seconded the motion. Passed unanimously.
- B. **Landscape:** Dave S. No concerns from owners have been received.

VII. Election of Directors n/a

VIII. Unfinished Business:

- A. ODOT Letter: No further information since letter to ODOT etal was sent.
- B. Other: None

IX. New Business:

- A. **Warnings/Violations:** Secretary. None
- B. **Signage:** Homeowner requests that the No Parking/Fire Lane signs be replaced due to the age of the signs on the fence bordering the driveway. Discussion. Chair asks if red paint could be added as a stripe at the bottom of the fence as an additional deterrent to parking. Mark made a motion to approve the purchase of two signs with appropriate verbiage and Dave S seconded the motion. Passed unanimously. Secretary will order signs.
- C. **Annual Meeting:** Saturday, December 13, 2025, 11:30 – 1:30 pm
 - a. Agenda was reviewed
 - b. Board will encourage neighbors to volunteer for Board positions
 - c. Positions open to be filled were discussed.

- d. Location will be at Scottish Rite Temple on Commercial St SE.
 - e. Lunch will be provided. RSVP's will be requested.
 - D. **Pacific Landscape Budget Letter:** Board reviewed letter from Pacific regarding 2026 services. Discussed possibility of adding in barkdust application next Spring. Secretary will provide Landscape Chair, Dave S, with map to share with Pacific showing areas for barkdust. Dave will confirm areas and cost with Pacific and will report back at November meeting for Board to decide if this option will be added.
 - E. **2026 Draft Budget:** Secretary presented on behalf of Treasurer. Discussed and some areas edited. Need insurance information from Treasurer and final landscape pricing from Dave S by November meeting in order to approve 2026 budget.
 - F. **Website Compliance:** Topic introduced and discussed. Board members will gather quotes to have website reviewed.
- X. Next Meeting:** November 26, 2025, 6:30 pm, Zoom
- A. **Candidates for Board**
 - B. **Adoption of 2026 Budget**
 - a. Need confirmation of insurance premium cost from Treasurer
 - b. Need confirmation of Pacific Landscape cost from Landscape Chair
 - C. **Website Compliance Review Quotes**
- XI. Adjournment:** John made the motion to adjourn the meeting and Mark seconded the motion. Passed unanimously. Meeting was adjourned at 8:13 pm.

Yours sincerely,

Lori Murphy Cole

Lori Murphy Cole
Board Secretary

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

Do not allow your pet to urinate on a front lawn.	\$50 occurrence
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