

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Skyview HOA was held at 6:00 PM on November 8, 2023 at the Camas Public Library Meeting Room B. The following items were discussed. Notice was sent to members via email and also posted on the HOA website and Facebook.

SKYVIEW HOA BOARD MEETING MINUTES

November 8, 2023 6:00 PM

I. Call to Order

Mike Hilliard, President, called the meeting to order at 6:05 PM.

II. Roll Call/Quorum

- a. Board Members Present: Mike Hilliard (President), Rae Lynn Newman (Vice President), Jeff Dambrun (Secretary/Treasurer), Yan Chen (Member-at-Large), Nelson Kidd (Member-at-Large), Holly Metzner (Member-at-Large), Vicky Trautman (Member-at-Large).
- b. Board Members Excused: None
- c. Guests Present: Wayne Bell, Daniel Bobrick, Deborah Rose, Joseph Rose
- d. Board Quorum: A quorum was established for the Board of Directors (requires majority of the directors to be present).

III. Open Forum

- a. One guest suggested that the western trail leading to the west stormwater pond be considered for improvement such as fencing along the edge of the trail due to the steepness of the bank into the stormwater drainage.

IV. Approval of Last Meeting's Minutes

- a. Mike made a motion to approve the minutes from the February 15, 2023 annual meeting. Jeff seconded the motion. All approved. Minutes approved.

V. Presentation of Reports

- a. Treasurer's Report
 - i. Jeff presented the financial report as follows:
 - 1. Total assets as of 9/30/2023
 - 2. Operating accounts: \$15,913.35
 - 3. Reserve accounts: \$6,108.31
 - 4. Delinquencies: 3 for \$892.50 total
- b. Manager's Report, AMS
 - i. AMS was not present but Jeff reviewed accessing the web portal.

VI. Unfinished Business

- a. Common area trail repairs
 - i. East/west trail bridge repair update – Mike shared that we were working with the City of Camas to understand repairs of the bridge.
- b. Common area tree removals
 - i. Trees south of the west stormwater pond – discussed that we are still waiting for Soaring Eagle Tree Service to complete vendor portal registration. Mike made a motion that we waive or agree to pay the fee for Soaring Eagle to help move the process forward. Seconded by Rae Lynn. All approved.

- c. Neighborhood compliance monitoring
 - i. Metal shed at NW 26th Ave residence – discussed that this was in process of being removed.

VII. New Business

- a. Neighborhood compliance monitoring
 - i. NW Norwood St. wrecked car and ATVs parked in front yard – Motion by Mike to work with AMS to understand if these are CC&R violations. Seconded by Vicky. All approved. Mike to follow up with AMS.
- b. Riverview Bank CD
 - i. This CD is maturing on 11/15/23 and the board needs to decide if we will extend this or cash it out. Jeff made a motion to cash this out to help with 2024 stormwater work. Seconded by Nelson. All approved. Jeff to follow up with AMS to notify them of intent to cash out. The board discussed revisiting reserve funds later in 2024.
- c. HOA website – www.skyviewcamas.com
 - i. Discussed whether this website should continue to be maintained following our transition to AMS. Motion by Mike to keep the website, seconded by Rae Lynn. All approved. The board agreed that for the low cost and visits this website currently receives it is worth maintaining.
- d. Stormwater pond maintenance
 - i. Need to clean out and repair east and west stormwater ponds to meet City of Camas compliance requirements. The board discussed proposals received and the scope of work. No decisions were made. The board agreed to ask for additional quotes and to have additional discussions when a comparison of all vendors can be made. Jeff to follow up with the landscaping contractor to ask for another routine cleaning.
- e. 2024 budget ratification
 - i. Mike gave a summary of the 2024 budget ratification process and 2024 budget needs. The board discussed whether a special assessment or annual dues increase would be most appropriate. Mike made a motion to increase the annual dues by \$150 in 2024, from \$250/year to \$400/year. Nelson seconded. Not all board members approved. The motion was modified to be an increase of \$100 in 2024, from \$250/year to \$350/year. All approved. Motion passed and Jeff to provide ratified budget to AMS.
- f. 2024 annual meeting schedule
 - i. The annual meeting for 2024 will be held Tuesday, February 13, 2024 at the Camas Public Library. The board agreed to coordinate monthly meetings for December 2023 and January 2024 via email.

VIII. Adjourn

Mike Hilliard, President, adjourned the meeting at 7:50 PM.