

MINUTES

Wenzel Park Home Owners Association Member Meeting

May 22, 2024 6:00pm-7:00 pm

MEETING Attendees

Attendees BOLDDED LOTS: 1 2 3 4 5 6 7 8 9 10 11 12 **13** 14 15 16 **17** 18 19 20 21 **22 23** 24 25 26 27 28 29
30 **31** 32 33 34 35 36 37 38 39 40 **41** 42 **43** 44 **45** 46 47 **48 49** 50 51 52 53 54 55 **56** 57 **58** 59 60 61 62 63
64 **65** 66 67 68 69 70 71 72 73 74 75 **76**

TOPIC	DECISION- ACTION NEEDED
Call meeting to Order <ul style="list-style-type: none"> Roll call of Members and Confirm Proof of Notice of meeting Review of 2023 annual meeting minutes review 	Roll call completed and proof of meeting noticed confirmed by those present. Minutes were reviewed and approved as written.
OLD BUSINESS	
NONE	
NEW BUSINESS	
Reports of officers: Treasurer: 2023-2024 Annual Treasurer Report: Secretary: <ul style="list-style-type: none"> Review Directory and request for updated contact information Neighborhood Calendar of events Architectural Control Committee ACC:	Jim Harris presented the 2024 HOA budget summary. A paper copy of the Budget summary and/or an itemized line-item report is available to any HOA member upon request. Interested homeowners should email the treasurer: wenzelhoatreasury@gmail.com The HOA Members present were given the opportunity to review the HOA financials and budget and ask questions. With all questions answered, the budget was approved. The neighborhood directory was circulated for edits and updates. An updated version will be emailed out in June. Summer BBQ Friday 6/14/24 If homeowners would like to lend a 6 ft table or a pop-up canopy in case of rain for use on the night of the BBQ, please text Jeanne Acker at (425) 922-8492 Wine Wednesdays begin June 19 and runs thru August 28, 2024! A sign-up will be available at the BBQ (or text Jeanne directly) if you would like to volunteer to host on your driveway! Whiskey Wednesdays: Year around: Contact Jim Harris or Terry Humphrey Bunco: Monthly on a Friday 7PM (Sept-May) Contact Jeanne Acker for monthly details Mike Daly gave a report for the Architectural Control Committee (ACC)'s activities during the past 12 months. Good news! Wenzel Park Homeowners have been consulting the ACC for exterior paint color approvals (2 homes) as well as fencing and outdoor sheds. It was noted that many homes are now approaching 10-15 years of age with "builder grade" paint fading fast and they need new exterior paint.

<p>President: Review of Neighborhood HOA concerns:</p> <ul style="list-style-type: none"> • Common Area Landscaping maintenance • WES protected tracts maintenance and security • Neighborhood decorum/protocol 	<p>The CC&Rs state that homeowners must maintain an “attractive” exterior appearance of their home. House colors, fences, sheds, front and side yards should be maintained in an attractive manner. Please mow, weed beds and grass and rake leaves off of lawns and sidewalks regularly. Planting Strip/Right of way areas are the homeowner’s responsibility.</p> <p>Please remember to consult the ACC to approve exterior house paint colors. See the CC&Rs located on the HOA website. See page 2-4 of the CC&Rs for more information on home maintenance, landscaping, and yard maintenance. Contact ACC (Mike Daly, Matt Messina, AJ Ajir) via Email wenzelparkacc@gmail.com</p> <p>The HOA Board will include language in the annual dues letter to remind homeowners of the expectation that the exterior of the home, including landscaping and paint condition must be maintained in an attractive manner. After the general letter goes out, homeowners with exterior conditions needing maintenance will be individually contacted by the board and ACC.</p> <p>A new landscaping company began in Wenzel Park last month. We are happy to have him!</p> <p>Tree maintenance: After a homeowner experienced damage to the roof of their home from falling tree limbs this winter, our HOA Attorney was consulted regarding how best to minimize the HOA’s liability with regard to the large fir trees in the common areas/WES tracts. The attorney agreed that regular arborist tree assessment in Tracts C&B should be occurring. These assessments will be completed annually by the same arborist to maintain as much consistency as possible.</p> <p>This year the arborist gave the trees a good bill of health. He was able to remove several large limbs on trees behind lot 4, 9, 10. He is keeping a close eye on a tree that appears to be stressed behind lot 10, 11 and 12.</p> <p>Wenzel homeowner-maintained-right of way-sidewalk strip tress need another neighborhood “limb trimming event” this year. If you would like to volunteer to be part of a team to trim the limbs for sidewalk “head clearance” please contact Jim Harris wenzelhoatresury@gmail.com</p> <p>Tract Security: The natural area of Tract B experienced a lot of illegal dumping last year. Metro, in association with Clackamas County, was contacted to assist with the clean-up. Metro hauled away the majority of the garbage free of charge including an old mattress, furniture, multiple full garbage bags and other random items like tires. Some items were too far down the slope and Metro could not get to those.</p> <p>“Private property, no trespassing signs” were posted along 142nd Ave by Homeowner Eric Wilson. Thank you, Eric! Going forward, if an unauthorized person is seen in the WES tract, they can be reported to the Clackamas County Sherriff’s Department. Trespassers can be cited and removed on behalf of the HOA.</p> <p>25 MPH top speed limit: Slowdown in the neighborhood! Please tell your visitors this too. In February the HOA applied for a Happy Valley traffic safety assessment for Wenzel Park. This will be completed in June or July as Wenzel is currently on the wait list. The study will involve measuring traffic on the main thorough fare (most likely Aspen Way) by placing a monitor strip in the road over a period of time. After the</p>
--	--

<ul style="list-style-type: none"> • HOA CC&Rs Review • HOA dues, Fees, and Fines • Volunteer HOA Board Positions 	<p>report is completed, the city will make recommendations, if any, to improve safety. The recommendations could include additional speed limit signage, additional stop signs, speed humps, etc.</p> <p>142nd Traffic control: The Iseli housing development will bring more traffic on 142nd. Concern about unsafe conditions at the Wenzel Drive /142nd street entrance was raised. The HOA contacted Clackamas County in April 2024 inquiring if any traffic control changes were planned to address the Iseli traffic. The county responded that a traffic study was completed in 2022 when the Iseli development proposal was submitted. The traffic study concluded that the Iseli development would not impact safety in 142nd Ave and no traffic modifications were needed. To see the entire 2022 study, find it here on the HOA website.</p> <p>Street Parking: should be kept at a minimum to allow for regular street cleaning, first responder, garbage, and delivery truck ease of passage.</p> <p>Garbage bins: Reminder to remove garbage cans from street within 24 hrs. after pick-up.</p> <p>Pet Etiquette: Please keep pets on a leash and clean up and dispose of pet waste in your own garbage can. Please ensure that kids who walk their pets know how to do this too.</p> <p>The HOA Attorney has been immensely helpful in advising the HOA President with how to respond to CC&R questions from realtors who are selling/buying homes in the neighborhood. In 2024 a new State law took effect. The new law requires Oregon Homeowner Associations to review their CC&Rs to ensure compliance with <i>current</i> state laws. The HOA’s attorney will assist the Board with this process.</p> <p>A change that the HOA Attorney suggested is to clearly define any HOA assessed dues, fees, or fines. The 2024 annual HOA dues for each lot is \$150.00/per year. A late fee of \$40.00 will be added to all assessments that are one week past the due date with interest compounding at 10% per year. Please refer to the CC&Rs posted on the website for specific information re HOA fees and fines.</p> <p>Because our neighborhood HOA owns, and is responsible for, maintaining the greenspaces in Tract B and C, dissolving the HOA is not a viable option. Each Wenzel Park homeowner needs to take a turn volunteering to serve a 2-year board member term (President, Treasurer or Secretary) in order to keep our dues low. If homeowners do not volunteer to serve as a board member, then the only option would be to hire a private HOA company and increase our annual HOA dues to fund it.</p>
<p>New Board Member Election</p>	<p>Secretary Election: All votes were counted and confirmed. 23 lots returned ballots, satisfying the quorum requirement of 20% (15 returned ballots). Torry Pietrok: 23 Yay votes: Zero Nay Write in votes. Zero Torrey Pietrok, Lot 19 was confirmed by the HOA board members as the 2024-2026 HOA secretary! Congratulations and welcome to the Wenzel Park HOA Board, Torrey!</p>

	Lydia Kaseweter will assist Torrey to transition to the secretary position by June 1, 2024.
Open Floor to Property Owners	<p>Security Cameras: There was some interest in mounting a security camera on Wenzel Drive to capture activity entering or leaving the neighborhood in the event of crime activity. The HOA President will consult the attorney re any legal/privacy considerations and then from there determine the cost and other logistics. Mike Daly offered to ensure optimal placement of the existing “neighborhood watch” signs since some are not visible d/t maturing trees.</p> <p>Delivery Drivers: If you notice speeding delivery trucks please make note of the date, time of day, and company (take a picture). These speeders can be reported to the delivery company and their GPS tracking can pinpoint the specific driver for follow-up.</p> <p>Amazon Delivery Day: Also, it was suggested that we all consider using Wednesday as the neighborhood AMAZON delivery day. This would cut down on number of trucks in the neighborhood and also benefit the environment!</p> <p>Yard and house signs: Please refer to the CC&Rs for specific language prohibiting signs of any kind in your yards (only exception is realtor signs). Posting informational signs on the community mailboxes is allowed but please be sure to remove them promptly. (1-2 weeks). These temporary signs should be neighborhood friendly.</p>
Close the Floor and Adjourn	Thank you all for attending! What a great bunch of neighbors!!!