

WENZEL ESTATES

Wenzel Park Estates HOA, Inc
PO BOX 2645
Clackamas, Oregon 97015
<http://www.wenzelparkhoa.com>

AGENDA Wenzel Park Homeowners Association Member Meeting June 11, 2025 6:00pm-7:00pm			
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			
TIME	TOPIC	PRESENTER(S)	DECISION- ACTION NEEDED
6:00PM	Call meeting to Order <ul style="list-style-type: none"> • Roll call of Members and • Confirm Proof of Notice of meeting • Review of 2024 annual meeting minutes review 	HOA President, Ophelia Chiu HOA Board	
	OLD BUSINESS		
	NONE		
	NEW BUSINESS		
	Reports of officers: Treasurer: <ul style="list-style-type: none"> • 2024-2025 Annual Treasurer Report <ul style="list-style-type: none"> ○ 2024 Balance Sheet/Income and Expense sheet ○ 2025 Annual Budget Plan • Neighborhood Calendar of events- Looking for volunteers that want to put together neighborhood events such as the ones below. <ul style="list-style-type: none"> ○ Summer BBQ Friday 6/13/25 ○ Wine Wednesdays July- August ○ Whiskey Wednesdays Sept-June ○ Bunco: Monthly on a Friday 7PM Architectural Control Committee: ACC: <ul style="list-style-type: none"> • Home maintenance, landscaping, and yard maintenance. See <u>CC&Rs</u> page 2-4 for more information <ul style="list-style-type: none"> ○ 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 lawns and sidewalks regularly 	Jim Harris, Treasurer HOA Board Contact ACC via Email wenzelparkacc@gmail.com Mike Daly, Matt Messina, AJ Ajir	

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	<ul style="list-style-type: none"> ○ Planting Strip/Right of way areas are the homeowner's responsibility. <p>President: Review of Neighborhood HOA concerns:</p> <ul style="list-style-type: none"> • Common Area Landscaping maintenance <ul style="list-style-type: none"> ○ Time for the arborist to come out & check our neighborhood trees. • Possible speed Bumps added before the new development on Wenzel tree farm starts • Neighborhood decorum/protocol <ul style="list-style-type: none"> ○ Slowdown in the neighborhood. 25 MPH top speed. Please tell your visitors this too. ○ Any interest in having a fund through the HOA for repairs to sidewalks from tree roots and other causes? ○ Street Parking should be kept at a minimum to allow for regular street cleaning, first responder, garbage, and delivery truck ease of passage ○ Please keep pets on a leash and clean up and dispose of pet waste. Please ensure that kids who walk their pets know how to do this too. • HOA CC&Rs Review. <ul style="list-style-type: none"> Dues and Late Fees <ul style="list-style-type: none"> ○ HOA will email annual dues reminders this year prior to the 30-day notice and on the 30-day notice date. Anyone who hasn't paid by the 2 week date will receive a mailed reminder. Hopefully we can save money on postage for the HOA. ○ \$40.00 late fee for Annual Dues ○ Interest 10%/per year • Volunteer HOA Board Positions <ul style="list-style-type: none"> ○ Wenzel Park homeowners need to take a turn volunteering to serve a 2-year board member term in order to keep our HOA dues low. Because our 	Ophelia Chiu, President	
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	<p>neighborhood HOA owns and is responsible for maintaining the greenspaces in Track B and C, dissolving the HOA is not a viable option.</p> <ul style="list-style-type: none"> ○ If HOA homeowners do not volunteer to serve as a board member, then the option would be to hire a private HOA company and increase the annual HOA dues to fund it. <ul style="list-style-type: none"> • Discuss where things stand and next steps with the new development on the old Wenzel Tree Farm. • Updates on the proposed Sunrise Corridor 	<p>Jim Schroeder</p> <p>Zach Brehm</p>	
6:50	<p>New Board Member Election Completion of Voting and Counting of the ballots for President and Treasurer for 2025-2027</p> <ul style="list-style-type: none"> • All Proxy Votes to be confirmed and applied as written • Must have a quorum of 20% (15 returned ballots) • Board to vote, second, and approve all new Board Members. 		<p>President 2025-2027 Candidates:</p> <ul style="list-style-type: none"> • Jason Jamieson • Write in: None <p>Emailed in yay votes: 20</p> <p>Yay votes: 21 27</p> <p>Treasurer 2025-2027 Candidates:</p> <ul style="list-style-type: none"> • Alina Const • Write in: None <p>Emailed in Yay votes: 20</p> <p>Yay votes: 21 27</p>

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6:55	Open Floor to Property Owners <ul style="list-style-type: none">• New HOA and/or Neighborhood topics		
7:00	Close the Floor and Adjourn		