

May 27, 2014

**Introduction of New Board Members:**

Simon Williams is the newest homeowner to join the New Columbia's Owners Association. Simon is extremely excited to work with Home Forward and Guardian to help facilitate meetings and eager about getting the community engaged. Simon currently works for the State of Oregon.

Rachel Langford has been working with New Columbia for 3 years. She is very excited about the energy and direction of the New Columbia's Owner Association. This is Rachel's first term with the board.

Molly Rodgers is continuing to serve on the Board. Molly Rodgers is the Director of Assets at Home Forward. She wants the Board meetings to be a safe and welcoming place to share ideas.

**Member Comment:**

Homeowners asked for an update on exterior lighting project. Matthew Fullen stated that Energy Trust of Oregon went out to the property on May 26, 2014. Park Electric and Energy Trust of Oregon are working together to get the project on track. Material has been ordered by Park Electric and will arrive within the next 3-4 weeks. The exterior lighting project start date is tentatively anticipated for July 1, 2014.

**Review and Approve February Meeting Minutes:**

February Meeting Minutes approved by Board.

**TruGreen Landscaping Update- Mike Green, TruGreen:**

Mike Green stated that next month the irrigation will be completed on the property. On June 2, 2014 the 2<sup>nd</sup> application for maple control will be completed. In February nine 9 irrigation clocks and 15 sprinkler heads were replaced. By replacing the irrigation clocks, it will help identify broken heads and senses broken nozzles. Mike stated that by maintaining the systems in place at New Columbia it saves money on utilities. Mike stated that TruGreen is trimming trees to city code at 12 feet tall. The board would like private property clarification that TruGreen is no longer able to go into a homeowner's backyard. If the front yard has not been taken care of, New Columbia Management will post a notice on the homeowner's door, to which TruGreen will then have the right to take care of the front yard.

**New Columbia Police Detail Update- Ofc. Huspeck and Ofc. McCarthy, PPB:**

Officer Huspeck and Office McCarthy have been working the New Columbia detail for 1 ½ years. Office Huspeck stated that the crime stats in New Columbia are much lower than in Portsmouth. The biggest issues last year were connected to juveniles. Office Huspeck stated that the Enhanced Safety Program is successful at New Columbia due to the relationship and continuous communication with Guardian Management. In total there are 4 officers on details, the additional officers are Jordan Winkle and Madison Caesar.

**MetroWatch Security Contract Termination Proposal:**

Motion was approved to terminate MetroWatch contract.

**April 2014 Financial Review:**

Matthew Fullen stated that April 2014 financial review overall is doing very well and year to date is currently under budget by 1.2%. Molly Rodgers would like Matthew Fullen to look into an overage in Assistant Manager salary and wage as the allocation may be off. Administrative Expense is over budget year to date since in the 2014 budget, it was jointly decided by Home Forward and Guardian Management to reduce the Police Contract half way throughout the year. However after much discussion, it was decided not reduce the Police Contract. Since we are currently over budget in Administrative Expense, this was a huge motivator to terminate MetroWatch, which will save New Columbia \$30,000.00 per year. Additionally, Cathedral Gardens formally St. John Apartments are buying into the Enhanced Safety Program saving New Columbia \$60,000.00 per year. Utilities are under budget due to timing of billing. Water bills get sent out quarterly and electricity every other month. The exterior building improvements under budget due to the exterior lighting project not beginning until July.

April Financials approved by Board.

**Electricity Repayment Update:**

Juli Garvey was out sick for the board meeting. The discussion will be had at next Home Owner Association Meeting.

**Bless Field Update:**

On June 14, 2014 at 10am there will be a ribbon cutting for Bless Field.

Meeting adjourned at 8:05pm.