

MINUTES			
Wenzel Park Homeowners Association Member Meeting			
June 7, 2023 6:30pm			
MEETING Attendees			
Attendees LOTS: 9, 15, 16, 17, 22, 23, 31, 37, 39, 41, 43, 45, 48, 61, 62, 74			
TIME	TOPIC	PRESENTER(S)	DECISION- ACTION NEEDED
6:30PM	Call meeting to order <ul style="list-style-type: none"> • Roll call of Members • Confirm Proof of Notice of meeting • Review of last year's meeting minutes: 	HOA President, Wendy Wilson Lydia Kaseweter, Secretary	All Board members present. ACC represented by Mike Daly, Lot 43. Confirmation from owners present that they received notice of meeting via email, social media and/or Neighborhood signage. The Annual HOA member meeting minutes from 6-29-2022 were read and reviewed. Members were given an opportunity to ask questions.
OLD BUSINESS			
	CC&R Amendment Short Term Rentals Ballot Results: 5 No 68 Yes 1 incomplete (anonymous) 2 lots abstained from voting	Wendy Wilson, President	A count of returned ballots on 3/13/2023 confirmed a sufficient percent of yes votes (89.4%) were received to pass the "PROPOSED FIRST AMENDMENT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WENZEL PARK ESTATES": Restrictions on Renting and Leasing WP homes for short term rental agreements. Discussion: The amendment details were reviewed. The amendment restricts property owners from renting out their property for periods of less than 90 days. Grandfathered Lots: Lot 70 is allowed to continue as a Short Term Rental until such time that Lot 70 ownership changes or the present owners either cease their Short Term Rental business or change to a long term rental.
NEW BUSINESS			
6:35PM	Reports of officers: Treasurer: <ul style="list-style-type: none"> • 2022-2023 Budget <ul style="list-style-type: none"> ○ Statement of Income ○ Annual Budget discussion 	Jim Harris, Treasurer	The Statement of income from fiscal year 2022 and the first 5 months of 2023 were reviewed. Copies of these were provided to HOA members present. The projected 2024 annual budget was discussed. The HOA members present at the meeting agreed that there should be a "contingency fund" held for unforeseen

	<p>Secretary:</p> <ul style="list-style-type: none"> • Review Directory and request for updated contact information • Neighborhood Calendar of events <ul style="list-style-type: none"> ○ Summer BBQ Friday 6/9/23 ○ Wine Wednesdays July- August ○ Whiskey Wednesdays 	<p>Lydia Kaseweter Secretary</p>	<p>events such as ice storms and tree damage/death. The OnPoint checking and savings account balances will be reviewed and managed by the HOA President and Treasurer to meet the needs of the HOA's monthly/annual expenses and contingency reserve projections. (see attached)</p> <p>Homeowners inquired if the HOA Board ever considered arranging an outside audit for the HOA books. The Wenzel Park Bylaws does address the process for calling for an outside audits stating: "...from time to time the [HOA] Board, at the expense of the Association, may obtain an audit of the books and records pertaining to the Association. At any time any Owner or mortgagee may, at their own expense, cause an audit or inspection to be made of the books and records of the Association..."</p> <p>At this time the Board does not feel there is any cause to call for an outside audit. The homeowners present also did not request an outside audit. Homeowners were instructed that they can submit a formal written request to the President via the HOA Gmail address.</p> <p>Homeowner Members were asked to please ensure that they provide a current email address for official HOA communications. Email communication is economically sound and will save the HOA the cost of mailing (\$45.60 per mailing for stamps alone). Homeowner Members were asked to review the current neighborhood directory and update their contact information by emailing changes to the HOA email address.</p> <p>Wenzel Park neighborhood activities were discussed. All neighbors are encouraged to come to the neighborhood BBQ/Car show and Wine Wednesdays. Please see Jeanne Acker for details and sign up to host a Wine Wednesday in your driveway this summer!</p>
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	<p>WES protected track maintenance.</p> <ul style="list-style-type: none"> Reminder to remove garbage cans from street within 24 hrs after pick-up. 		<p>initially, however in the past 3-4 months the common areas and monument landscape have not been maintained consistently. Also, it was noted that the common areas near the mailboxes on the North end of Glenbrook and on Aspen appear to have plant (ground cover) damage most likely caused by weed killer. The HOA President will contact the Landscape Co. owner to discuss replanting of the ground cover.</p> <p>The HOA Board, in partnership with Water Environmental Services (WES) manages the natural area tracts between Glenbrook and 142nd ave and behind the homes along Wenzel Dr. and Faircrest. In 2021 a Clackamas Co Fire Marshall walked the property with a WP homeowner and developed a fire plan to mitigate fire risk and keep a defensible space in the area. The HOA arborist addressed many of the line items on the fire mitigation plan and ongoing work is planned this year to continue that work.</p> <p>The HOA President has received concerns from homeowners about garbage cans being left in the street > 24 hrs after pick-up causing parking and street congestion. Homeowners are reminded to retrieve emptied garbage cans from the curb on Thursday afternoon after pick-up. It is preferred that garbage cans are stored on the homeowner's property in an area that is not visible from the street.</p>
6:50	<p>New Board Members Election: Completion of Voting and Counting of the ballots</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) 	Lydia Kaseweter, Secretary	<p>A count of the ballots showed sufficient numbers of votes (quorum) to confirm Ophelia Chiu, Lot 13 as the next HOA President for the term, June 2023- May 2025. Ophelia could not be present at the meeting but did acknowledge and accept the nomination and agree to perform the duties of the President.</p> <p>A count of the ballots showed sufficient numbers of votes (quorum) to confirm Jim Harris, Lot 61 to continue as the HOA Treasurer for a 2nd term, June 2023 – May</p>

	<ul style="list-style-type: none"> Board to vote, second, and approve all new Board Members. 		<p>2025. Jim accepted the nomination and agreed to perform the duties of the treasurer for another 2-year term. The HOA board voted and seconded the approval of the new President and Treasurer. Congratulations Ophelia and Jim!</p>
6:55	<p>Open Floor to Property Owners for HOA and/or Neighborhood topics</p> <ul style="list-style-type: none"> Water catchment ponds Traffic Safety in Wenzel Park Fire safety plan 	All	<p>The water catchment pond between lots 9-10 needs attention. (These areas are maintained by the county, not the HOA) When the County last pruned the area they left behind downed branches and did not address the foliage behind the pond. Rosemary G. (Lot 9) will call the county for additional foliage maintenance.</p> <p>School age children have been riding electric scooters in the streets of the neighborhood unsafely. They are traveling at a high rate of speed, going through stop signs, and not wearing helmets. The HOA secretary will include a safety message in the next neighborhood (including homes North of Wenzel Dr) letter informing parents of the impending hazard.</p> <p>It was mentioned that the Wenzel Park Neighborhood may benefit from emergency preparedness planning starting with an assessment of the ability and means of neighbors being able to respond to a level 1 "go now" evacuation for fire. Interested homeowners who have an interest in leading this work should contact the HOA President. Clackamas Co may have resources available to help prepare our neighborhood.</p>
7:20	Close the Floor and Adjourn	Wendy Wilson, President	There being no further HOA business, the meeting was adjourned at 7:20 PM

Minutes submitted 6-8-2023 by Lydia Kaseweter, Secretary, HOA Lot 31

Minutes Approved 6-12-2023 by Wendy Wilson President, HOA Lot 15