



Fanno Creek Townhomes Owner's Association
P O Box 23892
Tigard, OR 97281

Board of Directors Special Meeting Minutes
January 4, 2023

Opening:

The Special Meeting of the Board of Directors of Fanno Creek Townhomes Owner's Association was called to order at 6:31 PM on January 4, 2023 by President, Laura Donaca. The meeting was held as a virtual meeting.

Board Members Present:	President	Laura Donaca
	Secretary	Robert Peterson
	Treasurer	Chelsea Smart

No Members were in Attendance. The meeting was held as an informal discussion as shown by the attached transcript.

The meeting was adjourned at 6:45 PM in Tigard, OR. by President, Laura Donaca.
Minutes submitted by: Laura Donaca, President

Attachment: Meeting transcript

**Fanno Creek HOA Board of Directors Meeting
Teams Meeting Transcript**

Transcripts Started: 4 January 2023 at 6:31 pm PST

0:0:0.0 --> 0:0:1.470

Donaca, Laura

I am going to record the session so we don't have to take notes.

0:0:2.410 --> 0:0:2.810

Robert Juengling

Thanks.

0:0:1.940 --> 0:0:3.350

Chelsea

Yep, great idea.

0:0:3.940 --> 0:0:9.570

Robert Juengling

I also have a Google Doc open just in case I need to. Well yeah.

0:0:8.150 --> 0:0:10.80

Donaca, Laura

OK. So.

0:0:12.890 --> 0:0:16.960

Donaca, Laura

Chelsea, you are aware that this session is being recorded?

0:0:17.340 --> 0:0:17.890

Chelsea

I am.

0:0:18.590 --> 0:0:21.720

Donaca, Laura

Robert, you are aware this session is being recorded?

0:0:22.130 --> 0:0:35.100

Robert Juengling

I am, yes, and I'm going to apologize for my cat tearing around on our current home because he is just he had his after dinner, poops and, well.

0:0:38.110 --> 0:0:42.200

Donaca, Laura

Well that business always has to be taken care of, so ya.

0:0:44.600 --> 0:0:55.360

Donaca, Laura

OK, so I'm actually going to hand the floor over to Robert as he has requested this meeting and I will let him take it away.

0:0:55.860 --> 0:1:17.310

Robert Juengling

Yeah, I thank you, Laura, I appreciate that. So just based on the fact that a demand letter was sent to the board, I just wanted to get the three of us together to chat about, you know, what the responsibility of the board is going forward with this information that we now have.

0:1:33.30 --> 0:1:33.450

Robert Juengling

Mm-hmm.

0:1:19.410 --> 0:1:48.940

Chelsea

Yeah. So I thank you for your letter. I think I responded, the last few weeks are like a blur a little bit, but I think we need to hire an attorney, like I think I just like, don't know enough about how all this works. I think having a professional that's like, knows all of this HOA stuff. I'm happy to reach out to someone. I wanted to know your thoughts on, I wanted to speak obviously before we do that, but curious to know what you guys' thoughts are. But I think having a professional take a look at everything is the best way to kind of start the process, like obviously we've acknowledged that we've received the demand letter and then I think we need to make a plan to for action.

0:2:0.540 --> 0:2:0.860

Donaca, Laura

Umm.

0:1:59.570 --> 0:2:2.750

Robert Juengling

Yes. Yeah, I mean, I agree with that for sure.

0:2:3.710 --> 0:2:4.560

Donaca, Laura

So. Ok.

0:2:5.980 --> 0:2:13.320

Donaca, Laura

I assumed that when the remediation company or when you and Konrad asked for our insurance information, I assumed a claim had been filed, but when I went to follow up, no claim had been filed.

0:2:18.770 --> 0:2:19.100

Robert Juengling

Umm.

0:2:22.30 --> 0:2:22.730

Robert Juengling

Oh, I see.

0:2:26.360 --> 0:2:26.790

Robert Juengling

Let's see.

0:2:33.300 --> 0:2:33.760

Robert Juengling

Yes.

0:2:27.160 --> 0:2:36.890

Donaca, Laura

So first steps are, we have to file a claim with our insurance company before we hire an attorney. So on the 28th.

0:2:35.290 --> 0:2:46.990

Robert Juengling

Yes, I was gonna mention that to most insurance companies when you are presented with something like this, do require that you just close to them and file a claim.

0:2:52.540 --> 0:2:52.790

Chelsea

Right.

0:2:48.340 --> 0:3:2.370

Donaca, Laura

Right. So, on December 28th, when I called Country Financial to follow up and see if a claim had been filed, they said no claim was filed. So, Jack, Country Financial, went ahead and filed the claim for us.

0:3:3.450 --> 0:3:14.740

Donaca, Laura

I met with a claims gal today, Michelle. I'm sorry. I don't remember her last name. I think it's McCarthy. But I will get that information to both of you. And she took my statement. I forwarded her our bylaws, and the demand letter.

0:3:33.350 --> 0:3:33.630

Robert Juengling

Umm.

0:3:25.240 --> 0:3:36.310

Donaca, Laura

And all documentation and correspondence that I had regarding any maintenance anywhere on the premises for all of 2022. So she now has all of that information to review and look over.

0:3:48.0 --> 0:3:58.30

Donaca, Laura

I don't know when they can send out an adjuster because of all the weather issues and claims. They're a little backed up but she will let me know.

0:3:59.160 --> 0:4:3.100

Chelsea

So Laura. Does that mean officially claim has been opened then like with a claim number and everything?

0:4:3.300 --> 0:4:7.590

Donaca, Laura

Yes, I have a claim number and a claim is officially opened.

0:4:8.170 --> 0:4:9.350

Chelsea

OK. Thank you for doing that.

0:4:9.890 --> 0:4:10.660

Donaca, Laura

Absolutely.

0:4:10.820 --> 0:4:33.450

Robert Juengling

Yes, thank you. And one thing I wanted to ask too is I know a lot of times insurance companies will have legal resources. So, either people that they contract with or something that's covered by our policy that will help us get access to legal information or legal resources. So that might be something to look into as well.

0:4:34.400 --> 0:5:2.550

Donaca, Laura

I asked a friend of mine, she gave me a legal reference. Diann has given me one or two legal references. And Chelsea also mentioned in this meeting that she has a legal reference. But I believe the insurance company, first they need to figure out what they can or will pay if they're going to cover anything. I mean, I cannot speak on their behalf obviously.

0:5:3.320 --> 0:5:3.760

Robert Juengling

Yep.

0:5:3.730 --> 0:5:8.620

Donaca, Laura

The claim is what we needed to start with before we hire an attorney and move forward.

0:5:9.110 --> 0:5:9.540

Robert Juengling

Yes.

0:5:10.340 --> 0:5:16.740

Chelsea

Can we ask Michelle, like, what the time frame is just so that we are moving things along like? I know you said that they need to have an adjuster come out, but do we know more or less? Because I guess like I was thinking speaking to an attorney just as more of a FYI as opposed to like we're hiring someone moving forward I guess just to get kind of advice, but maybe that's too soon to do that, I don't know.

0:5:33.680 --> 0:5:37.450

Robert Juengling

And Chelsea, that's a good point. That's the reason I brought it up.

0:5:39.60 --> 0:5:51.0

Robert Juengling

I would ask the insurance company because usually they'll have, like advice, hotlines or legal resources. You can at least get a start with that are covered by our policy and that are usually free.

0:5:51.690 --> 0:5:52.140

Chelsea

OK.

0:5:51.720 --> 0:5:54.910

Robert Juengling

Uh to kind of gauge, you know. What's going on and who we need to talk to and where we go from here?

0:5:59.470 --> 0:6:8.830

Chelsea

OK, so do we go through Michelle to get that information? Laura, what was your sense when you spoke to her? Is that the best way to get kind of access to that or?

0:6:9.430 --> 0:6:14.840

Donaca, Laura

Well, since today is the first day that she has seen any of the documentation.

0:6:13.940 --> 0:6:14.980

Chelsea

Oh, OK.

0:6:20.270 --> 0:6:20.440

Chelsea

OK.

0:6:16.190 --> 0:6:24.240

Donaca, Laura

Yes, I will follow up with her and ask her if she has a timeline or how long she thinks it will take her to review all the information.

0:6:38.570 --> 0:6:39.110

Robert Juengling

Umm.

0:6:40.360 --> 0:6:40.840

Robert Juengling

Right.

0:6:32.720 --> 0:6:52.100

Chelsea

Not necessarily to put pressure, but just yeah, just so we know like kind of an idea not necessarily to be like it needs to be done today, but just so we have an idea of like kind of the time frame and then I think if you don't mind, could you also just ask her if they have some like hotlines and or legal kind of what Konrad was saying and just to see and if they don't then.

0:6:56.370 --> 0:6:56.610

Robert Juengling

Umm.

0:6:52.860 --> 0:7:2.140

Chelsea

We can talk to, or we can go down other resources just to get an idea because I would like those processes to be happy and at the same time, because I feel like these kinds of things happen to move slow, you know.

0:7:2.640 --> 0:7:8.690

Donaca, Laura

Yes, I will contact her in the morning and find out.

0:7:12.210 --> 0:7:12.810

Chelsea

OK.

0:7:14.320 --> 0:7:21.420

Chelsea

So that's good. I feel like we are doing things which is always good. What else needs to happen or what other things do we need to address.

0:7:26.700 --> 0:7:27.790

Robert Juengling

Taking a note too. Sorry.

0:7:28.280 --> 0:7:28.850

Chelsea

No, you're good.

0:7:35.670 --> 0:7:39.520

Donaca, Laura

I am not sure what else needs to be addressed.

0:7:40.440 --> 0:7:50.960

Robert Juengling

Yeah, I mean, I just, I want to make it very clear like in this meeting that my goal and intent was to call us together as a board to determine what next steps are.

0:7:52.140 --> 0:7:57.600

Robert Juengling

Obviously there are parts of this process as a board member I, well, not take part in just because of the nature of the demand letter, but yeah, I want to be above board and you know, do everything in an appropriate manner. So, I just, I thought it would be good if all three of us got together to chat.

0:8:16.70 --> 0:8:18.890

Chelsea

Yeah, I appreciate that. That's thoughtful.

0:8:19.630 --> 0:8:30.370

Chelsea

Do you? Is it worth it to have you maybe step down just for the time period, Konrad? Or how are you feeling about it? Are you thinking? Just remove yourself from certain voting. Is that kind of what you were thinking?

0:8:30.680 --> 0:8:37.390

Robert Juengling

So I obviously am not Konrad and I'm Robert, Robert myself.

0:8:36.820 --> 0:8:38.170

Chelsea

Oh Robert, I'm so sorry.

0:8:37.500 --> 0:8:41.660

Robert Juengling

Well, It's totally OK. There's two of us. So, it gets a little confusing.

0:8:40.870 --> 0:8:42.560

Chelsea

I know, but still. I'm so sorry.

0:8:44.330 --> 0:8:53.180

Robert Juengling

So there are, you know, certain things that may come up or certain questions that may be asked that I will have to just not answer or defer to my legal counsel.

0:8:53.410 --> 0:8:54.430

Chelsea

OK, perfect.

0:8:54.100 --> 0:9:16.270

Robert Juengling

Umm, I also want to be very clear that I'm looking at this in this meeting from the board point of view and the HOA point of view so you know I had some points that I was gonna hit tonight. As far as if we wanted to move forward with filing an insurance claim, which it sounds like we have. So yeah.

0:9:17.240 --> 0:9:20.790

Chelsea

OK, awesome. Well, I appreciate your transparency and just.

0:9:21.820 --> 0:9:22.280

Robert Juengling

Mm-hmm.

0:9:22.60 --> 0:9:22.500

Chelsea

Like. I was in the same boat that you were several years ago and it just. It's not a fun place to be, and it's just like, awkward, so just appreciate. Like, you're willingness to be open and stuff. It makes this process easier. So thank you.

0:9:36.140 --> 0:9:37.440

Robert Juengling

Yeah, of course.

0:9:37.100 --> 0:9:41.750

Donaca, Laura

But Chelsea in your situation several years ago. Some things didn't happen which caused further damage to your home, so it was a little bit of a different situation.

0:9:49.590 --> 0:9:50.870

Chelsea

Yeah, and I.

0:10:5.400 --> 0:10:6.40

Robert Juengling

God.

0:10:0.60 --> 0:10:28.40

Chelsea

Yeah. So I don't know if you're aware, Robert, but like similar thing happened to me in the sense that like it several years before I moved in, there was a leak that was found in my unit and notification was sent to the President of the Board and he did nothing, nothing was no action was taken for years and that was why things ended, how it did. It was like, yeah, there was no even acknowledgement that had happened so anyway, but in the sense of, I guess I was on the board when all of this happened. So yeah.

0:10:34.640 --> 0:10:35.800

Robert Juengling

Yeah, yeah.

0:10:35.720 --> 0:10:36.0

Chelsea

Yeah.

0:10:37.920 --> 0:10:46.430

Chelsea

OK. Well, I feel like we're in a good place. Laura, is there anything I know you're gonna reach out to Michelle, but would you want me to reach out to her or, like, can I help in any way?

0:10:47.520 --> 0:10:54.440

Donaca, Laura

I'm not sure how you can help, but I will definitely share her information with both of you.

0:10:55.70 --> 0:10:55.320

Robert Juengling

OK.

0:10:57.440 --> 0:11:8.0

Donaca, Laura

I'm not sure, Robert, if you can step out of certain situations. I mean, if you're on the board, you're on the board, meaning you are a board member.

0:11:5.690 --> 0:11:24.740

Robert Juengling

Correct. But what I need to make very clear, yes. What I wanted to make very clear is when I am in meetings with board members, I have my board Member hat on. But if it comes to anything like discussing negotiation around the demand letter, anything else like that, I definitely think that should if there is strategy around that, I would lean more on you, Laura and Chelsea, because I want to be very clear that I am not trying to play both sides on this.

0:11:37.820 --> 0:11:38.150

Chelsea

OK.

0:11:37.270 --> 0:11:42.370

Donaca, Laura

So, wouldn't you find that to be a conflict of interest or not?

0:11:43.720 --> 0:11:44.180

Robert Juengling

No.

0:11:47.340 --> 0:11:47.730

Donaca, Laura

Hmm.

0:11:54.340 --> 0:12:6.820

Chelsea

OK, so if we, I, Robert, if you're OK with where we're at and then we'll kind of get an update and just be in touch via e-mail or I guess text kind of in the next couple of Days. Weeks. Does that sound like OK plan?

0:12:13.730 --> 0:12:14.40

Chelsea

OK.

0:12:10.850 --> 0:12:20.480

Robert Juengling

Umm yeah, I mean that that sounds fine to me. Chelsea, do you? I know I have access to the Fanno Creek e-mail. Do you have access to that as well?

0:12:20.820 --> 0:12:21.700

Chelsea

I do, yeah.

0:12:21.780 --> 0:12:31.110

Robert Juengling

OK, perfect. I just want to make sure we all do because that way if any communications are going you know through or anything else that we all have a shared place to.

0:12:32.480 --> 0:12:34.120

Chelsea

Yeah, yeah, that's a great point.

0:12:37.690 --> 0:12:38.540

Chelsea

OK.

0:12:39.960 --> 0:12:47.360

Chelsea

Well, there's nothing else. I think we're OK, at the moment, I mean, lots to do, but I feel like we're in a good place.

0:12:48.350 --> 0:12:48.570

Robert Juengling

Yeah.

0:12:51.490 --> 0:12:51.840

Donaca, Laura

Ok.

0:12:51.200 --> 0:12:54.740

Chelsea

OK guys, well have a good evening. If there's nothing else and we'll be in touch.

0:12:57.600 --> 0:12:58.950

Robert Juengling

OK, sounds good.

0:12:59.220 --> 0:13:0.690

Chelsea

OK. Take care. Bye.

0:13:0.380 --> 0:13:0.800

Robert Juengling

Both.

0:12:58.350 --> 0:13:1.660

Donaca, Laura

OK, Thank you all.

0:13:2.290 --> 0:13:2.580

Chelsea

Bye.

0:13:2.530 --> 0:13:2.880

Robert Juengling

Bye.

Transcript ended: 4 January 2023 at 6:45 pm PST