

**JASPER HEIGHTS CONDOMINIUM
ASSOCIATION
14972 NE ROSE PARKWAY
PORTLAND, OR 97230
MONTHLY HOMEOWNER MEETING
April 15, 2026**

Board Members Present: (ALL VIA ZOOM)

Marlene Rooney, Chair and Maintenance
Susan French, Secretary
Angie Morgan, Board Member
Chip Morse, Landscape Chair
Michelle Gendron, Pool Chair

Board Members Not Present

Lynn Gray, Treasurer
Fred Troutman, Pest Control

This meeting was called to order at 7:07 PM

Homeowners Present:

VIA ZOOM:

Betty Alicia
Becky Slapper
Diane Drooger

A Quorum of Board Members was present.

Minutes: It was voted to approve the Board Meeting Minutes from March 18, 2026.

COMMITTEE REPORTS:

Treasurer:

Lynn was not able to attend so Angie gave Lynn's report:

- First, thank you to Rebecca Harmon and Addie Serna for volunteering for the Finance Committee. We will be setting up our first meeting via Zoom the week of April 27th to May 1st. Please join us if you want to be involved in the finances of our community.
- The bank balances and bills are all on track as budgeted. We also had our CPA audit, and our tax returns have been filed.
- We have our cd account to decide on rolling over. This is reserve money required for the roof project, which we put into a cd to make some interest on.
- Michelle will probably be sharing some upcoming costs for pool maintenance. We have gotten more than expected life span out of components, so this will be a necessary expense so the community can enjoy the pool this summer.
- An important issue is finishing the electrical panel updates. Marlene has a company offering a great price, \$2,200. But we need to schedule two homes at a time to get this price. Thank you to the two homeowners who are scheduling the updates. We need the remaining six homeowners to get this done in the next two months. This is critical for our insurance quote, we need to do this to be underwritten this year.

- Thanks to all who have dialed in the new HOA fees and are paying on time, this cash flow is critical for paying our monthly bills.
- On a non-financial note...I have seen a reduction in dog poo on the grounds and sidewalks! Thank you for picking up after your magnificent beasts!

HOA/Delinquencies (Michelle)

- Michelle reported that many of our homeowners with balances have corrected this issue and we have a very small number who still need to get their balances to zero. Michelle and Marlene will be calling folks to see how to get them back on track. It is great to see these good zero balances which we haven't seen for many months. Thank you.
- Reminder to homeowners that late fees will be assessed after the 10th of each month, so please be aware and if possible, use auto pay to avoid missed payments. If support is needed, please reach out to HOA Assist to set up auto pay at 855-952-8222.
- Please call Michelle to discuss if you need to work on arrangements for payments.

Maintenance:

- Phase I spring maintenance of patios and decks is complete. This work was performed by Carlos Vences, Jasper Heights maintenance contractor – he and his team did a great job. Joanne Miesen, a homeowner, volunteered to help. A big thank you to Joanne Miesen! Great work Carlos! The west and south patios look much better. Carlos worked hard getting many of the patios

cleaned up after getting rid of a lot of things which have been sitting way too long on these patios. Thank you to the homeowners who took Carlos up on the help. If any of you still need help cleaning up your patios, please let us know and we will put you in touch with Carlos.

- Phase II is the upper deck board cleaning and staining to start sometime in **May**. This work will be performed by Portland Painting and Restoration. We hope Joanne may be able to help us with this part of the project as well. We so appreciate homeowner involvement in keeping our property as lovely as it is. We will keep you updated.
- **Electrical Panel update.** Michelle has a contractor who has worked at her condo multiple times who will do the last 8 panels for \$2200 each. **His only requirement is he wants 2 installations a day to justify his time.** Marlene **has** reached out by email to the 8 owners that haven't replaced their electrical panels yet. She heard back from **two owners** who are going to contact the electrician and schedule their panel replacements on the same day. This is an excellent offer. This is **required maintenance**. If there's a hardship that is keeping this work from being completed, please reach out to Marlene or Lynn. Also, remember, you are required to carry a higher coverage for building A on your individual insurance policy as long as you have the old electrical panel. It's called coverage A and it covers the building. This should be \$100,000. However, if you've replaced your panel, you can have \$50,000 for coverage A on your policy. Please provide proof of insurance coverage to the board secretary at the Jasper Heights email. All owners need to send their insurance information to the board!

- There are still older toilets in some units. It would greatly benefit our water usage to replace these toilets. “Older toilets, particularly those manufactured before 1992, consume significantly more water than modern, efficient models. Toilets from before 1980 often use 5 to 7 gallons per flush (gpf), with some older models using up to 8 or 12 gpf. Between 1980 and 1992, models typically used 3.5 gpf, whereas modern standards (post-1992) require 1.6 gpf or less.” The good news is the last water bill reflected a drop of usage. More work is to be done but progress was made.
- Building siding with window replacement - we have selected a contractor to do the siding and window project. Due to the issue with the windows at this unit, all the windows and siding will be replaced.
- *For Maintenance issues, see Board Member Contact Information below.*

Landscape:

- Chip advised that last week he was not happy with the mowing, especially the trimming around the trees, etc. Chip called Landscape East and West and sent pictures. He said today they had a new foreman he spoke with and feels that things will be back on track.
- Some invasive ground cover has been removed again and the area sprayed.
- There had been some issues with our landscapers not picking up limbs/leaves which homeowners had been left out to be removed. Again, Chip has spoken to the foreman, and we expect that this will no longer be an issue.

- If you have an issue, please be sure to contact Chip or Diane, not the rest of the board as they are the ones who are regularly in contact with Landscape East and West.
- Regarding the front area of our homes, homeowners are in charge of these areas (like moss on the steps, dirty steps and driveways, lots of spiderwebs). Again, if this is not something you can take on, please let us know and Carlos and his crew can help you with power washing. His charges for this type of work is very reasonable.
- *For Landscape related issues, please contact both Chip and Diane. Chip Morse, Landscape Chair, chipsue@msn.com. Landscape: Diane Drooger, xdrooger@mac.com.*

Pool Committee:

- Michelle is currently waiting for final bids before having the filter and heater system replaced. These are very old and have given us a lot of use/service. We need to get on this quickly as the pool will be opening in about 6 weeks. Michelle hopes to get the final bid by this weekend and will let the board know which contractor she feels will give us the best product for the cost.
- *For Pool related issues, see Board Member Contact Information below.*

Pest Control:

- Fred was unable to attend so there was no report at this time.
- *For Pest Control issues, see Board Member Contact Information below.*

Land Lease Committee:

- Lori Bieber, homeowner (real estate agent), and Marlene spoke with two different appraisers. After the conversations, it was clear one of these appraisers had greater understanding of the property and the land lease. He did the appraisal for one of the other Cooley properties under a land lease. He recommended we not pay him now to do the appraisal but to let Alex Cooley get his appraisal. We will have more discussion of this when the appraisal comes back and the committee can meet.
- Lori has reached out to Alex Cooley requesting he move forward to get the appraisal. The homeowners who want to sell their condos need a way to resolve the issues with the land lease when trying to sell their condos.
- If you are still interested in joining the committee, please contact Lori Bieber directly (loribieberremax@gmail.com).

Other Business

- Deck awning - new homeowners need a deck awning for their unit. They face west without a lot of tree cover, so it gets really hot. We have used two companies for the black and white stripe cloth. One company, McBee Blinds and Awnings, are no longer in business. The other company uses Sunbrella. A good material but at \$1409 the cost is too expensive for these new homeowners and new parents. Marlene has requested we propose another lower cost option for our homeowners. Costco has an option that is an 8ft x 8ft roller shade in a neutral shade, however as things come and go at Costco we need to find a possible alternative. Angie has offered to investigate where we might be able to get good quality awnings at a good price.

- Still looking for other volunteers for picking up trash on 148th with the Glenwood Garbage Grabbers. Once a week for an hour.
- Spring cleaning - homeowners are responsible for cleaning their front porches, siding, steps, sidewalks leading up to porches, and driveways. You don't have to do it by yourself. Carlos is available to help. A fair price will be available to Jasper Heights homeowners. His number is (503) 841-9691.

Reminders:

- Please provide the board secretary with the contacts of all condo occupants and an emergency contact. This information is needed for emergency purposes.
- Please send your proof of insurance to the Jasper Heights email.
- Please put all back patio lights on motion sensors.
- For security on the property, it would be nice for homeowners to put a light over your garage. You can get bulbs that come on when it turns dark and off when it is light. Cameras need approval from the board before installing. The doorbell type are ok, but you need to consider your neighbor's privacy, and you should discuss with them before installing.
- You can also get motion sensor light bulbs; you don't need a fancy setup.
- When a homeowner is looking to complete a project that will impact the exterior of the building, a request **must** be completed and submitted to the board for approval for work to begin. The form is located on our website under the rules and regulations tab – the website will be up soon so if you need the form immediately, please contact Marlene Rooney.
- Please advise the HOA board when planning on listing your home for sale so that we have awareness and can provide

direction on where to locate information to provide to your realtor. Sales related questions can be directed to HOA Assist.

- Homeowners are asked to clean and maintain their decks and patios.
- If you would like to use the clubhouse, please contact Lynn. There is no deposit necessary, but if the clubhouse is not left clean after use, including taking any rags, etc., and washing them and returning them, there will be a \$100 (only ½ of the what the board is charged for the cleaning) charge put on your ledger through HOA Assist.
- You can find the contact information for the board in your minutes. If you have any questions, please reach out to the board who can help you with your specific concerns or questions.

The meeting was adjourned at 7:57 PM.

Next Board Meeting: The next regular board meeting will be Wednesday, May 20, 2026 at 7:00 PM **ONLY VIA ZOOM**. You will receive the zoom link the week of the meeting.

Minutes submitted by Board Secretary, Susan French

Board Member Contact Information:

Chairperson and Maintenance Chair: Marlene Rooney, 503-853-9605, rooneymarlener@gmail.com

Secretary: Susan French, Minutes, 408-358-4518, smfrench08@gmail.com

Treasurer: Lynn Gray, 503-702-6101, bigdawg@bigdawg.us

Landscape Chair: Chip Morse, chipsue@msn.com, 503-724-6093 - Landscape contact, Diane Drooger,

xdrooger@mac.com

Pest Control: Fred Troutman, 503-256-5610,

troutfr@comcast.net

Pool Chair: Michelle Gendron, 503-720-4111,

mmichelletg@gmail.com

Angie Morgan, Board Member at Large, 815-953-7089,

morgan.r.angela@gmail.com

Announcements

To contact HOA Assist, please call them at 855-952-8222 or email them at hoa-assist.com.