

**JASPER HEIGHTS CONDOMINIUM
ASSOCIATION
14972 NE ROSE PARKWAY
PORTLAND, OR 97230
MONTHLY HOMEOWNER MEETING
August 26, 2026**

Board Members Present:

Marlene Rooney, Chair and Maintenance
Lynn Gray, Treasurer
Susan French, Secretary
Chip Morse, Landscape Chair
Fred Troutman, Pest Control
Angie Morgan, Board Member

Board Members Absent:

Michelle Gendron, Pool Chair

Homeowners Present: (VIA ZOOM)

Addie Serna
Betty Alicia
Denise Johnson
Diane Drooger
Kenji Murakami
Nicole Comer
Emilian Mercan
Becky Slapper

Homeowners Present: (IN CLUB HOUSE)

Becky Harmon
Lori Bieber

Cheri Maes
Mary Schwartz

This meeting was called to order at 7:05 PM

A Quorum of Board Members was present.

Minutes: It was voted to approve the Board Meeting Minutes from July 15, 2026.

COMMITTEE REPORTS:

Treasurer:

Lynn/Financial:

- Good news, we are completely covered with insurance for the property. The insurance documents are on our website. We had a \$10,000 savings from last year's insurance, but we only have a limited amount of time to get the last 5 homes to update their electrical panels. It may fall to the HOA to pay to have this work done and add the cost to each homeowner's ledger to keep down the HOA insurance cost. This impacts all homeowners if it is not done. Our insurance will go up a great deal next year if not taken care of and all homeowners will be penalized via increased HOA Fees to cover the insurance increases.
- We MUST receive a copy of the proof of insurance showing \$100,000 coverage, not the \$50,000 for homeowners who do not have up-to-date electrical panels. Please send a copy to the Jasper Heights email.

- There were some other requirements from our insurance company after their inspection, so we had to repair some sidewalks, tree trimming and quite a bit of pruning bushes away from the buildings, which is an ongoing process. This was another expense incurred by the HOA to make our property compliant.
- Our bills are all paid, but we need all homeowners to bring their accounts to Zero so we can continue to pay for things which must be done on the property as well as pay for water and electricity, etc.
- Our water bill has gone down by approximately \$2000.00 from last month after Chip advised East West that they were completely over watering the property.
- For those who had their windows washed, please note you will have an extra \$70 added to your ledger on HOA Assist/Vantaca – you will need to make this one-time payment to get your ledger back to Zero. You can add it to your next HOA payment or pay it separately if you prefer.
- Lynn was contacted by Odalis Perez, former owner and board chair, that she was contacted by Mullin CPA. We have decided to stay with them as they have been working for us for several years. We will go with the 2 year contract, which we did the last time, as it is a much better deal than the 1 year contract. They will do the audit/tax preparation.

HOA/Delinquencies (Michelle)

- Michelle is recovering from knee surgery, so Marlene gave her report.
- 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

- We have a few accounts with legal and at least one more than may go that way. This is not where we want to go, but we can't just allow homeowners to randomly pay and put us at the bottom. We have bills to pay too. It's not fair to the rest of the community when some homeowners are not paying their share.
- Look at your account in Vantaca to see where you stand. Also, HOA Assist does send out monthly statements.

Maintenance:

- All seasonal deck maintenance has been completed.
- A beam on one home is in bad shape, and Carlos will be working to shore it up with braces so it will be safe. The deck work is one of our more expensive items in the budget, and we need to be sure we are taking care, so they do not need to be completely replaced.
- Painting of gas lines in the section where deck work was completed is still pending.
- Unit water valve work has been completed on 5 units. One is still pending. Homeowners need to know how to shut off the water to their unit.
- If your unit has been re-piped, there would be a shutoff inside your condo. If you have not been re-piped, it will be outside behind the lower level bedroom. Please let Marlene know if you need assistance with locating or shutting off the water to your home.
- When getting ready to dig out a unit water shutoff it was discovered there was an old, rusted gas line. It was going

into the unit and feeding natural gas to their upper fireplace. This is dangerous and needs to be replaced with a properly installed gas line. **Still pending** as Marlene needs to contact NW Natural Gas before the repair is made.

- **Electrical Panel update. We have 5 remaining old electrical panels left. This work needs to be completed. Your condo would not pass inspection with the old electrical panel.** 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.”
- REMINDER all work that impacts the outside of your unit must have HOA approval. The form is on our WEB site
- Radon update
 - As we know this area has Radon Gas in the ground. As units go on the market there will be a request for Radon testing. Depending on how high the rate of Radon is in a unit, remediation will likely need to be done.
 - Recently a homeowner had the remediation done without getting approval from the Board. Because of that it was installed on the outside of the building with

large black plastic pipe, instead of the inside. The homeowner is now having to have to pay to have it removed and done correctly.

- Please be sure and get approval for ANY work that will impact the outside of the unit – Radon Remediation, Windows, cameras, etc. The form is on our website.
- We have two companies we want our homeowners to pick from Cascade Radon and Environmental Works.
- *For Maintenance issues, see Board Member Contact Information below.*

Landscape:

- Chip explained that another homeowner, Joanne Miesen will be joining the landscape team. Joanne will do, as Diane Drooger does, and be the contact for her area, 148th. If you see something in your area that needs attended to, please contact Joanne, Diane, or Chip.
- The Fire Marshal will be out to inspect on October 19th. Our fire extinguisher is currently certified until October of this year. Chip will meet with the Fire Marshal on the 19th.
- So far this year we are about ½ way through the \$15,000 landscape budget, having spent a little less than \$8,000.00.
- Chip mentioned that he spoke with our contractor about all the Rhododendrons on the property which had not yet been trimmed. It was on the contract that the work should be done in June, and it wasn't done. When asked if it could be addressed now Chip was told yes, but for a cost of \$1,500.00. We are not going to pay for something that we have already contracted and paid for. At this time, it is late for the Rhododendrons to be pruned as the spring buds are

already showing so it may be better that the work is not done until next June.

- It was discussed that in the new year we may begin to look into other options for our landscape work.
- *For Landscape related issues, please contract Chip, Diane and Joanne. Chip Morse, Landscape Chair, chipsue@msn.com. Landscape: Diane Drooger, xdrooger@mac.com; Joanne Miesen, jozoomie3@gmail.com.*

Pool Committee:

- As mentioned earlier this week, the pool will be open through the weekend of September 12-13 and then will close for the season.
- People have been enjoying the pool for the most part, however, we have been advised that some of our homeowners are being careless with their pool usage. Homeowners **MUST** clean up the area after they leave. Please put the chairs back and close the umbrellas.
- **No food is allowed in the pool area.**
- We have also been advised that some parents of children have left the pool area with their children still in the pool. This is a definite violation of pool rules, and the board will revoke pool privileges if this happens again.
- Also, while you finish up the season, please remember Each UNIT may have **ONLY FOUR (4)** guests. **NOT** each homeowner if there is more than one homeowner in a unit. For homeowners who do not comply with all the pool rules you may be asked to leave the pool area.

- Please remember this is a small community pool, and we want all our homeowners and guests to be able to enjoy its use.
- *For Pool related issues, see Board Member Contact Information below.*

Pest Control:

- Fred is trying to find ways to address the mole and vole issues we have. These are two different creatures – voles are herbivores and moles are carnivores.
- Fred has contacted some companies about tackling the problem and have found it to be costly, with not good results. Tracking and poison being their choices.
- The HOA will be purchasing some items Fred has tried himself and found effective. These products are used to repel the creatures. Fred is happy to explain the way to use the product and make it available for homeowners. It is up to the individual homeowner to use the product in their area of concern.
- *For Pest Control issues, see Board Member Contact Information below.*

Land Lease Committee:

- Marlene and Lori gave an update as to where we stand with the land lease. Alex Cooley is currently scheduled to come speak to ALL homeowners on Saturday, September 12, 2026 in the clubhouse. We are asking Alex to provide us with any documents he would like homeowners to have before the meeting.
- **We would like as many homeowners as possible to please come and hear what Alex has to say.**

- That said, the land lease committee explained to Alex Cooley when they met a couple of weeks ago that the amounts that Cooley is expecting homeowners to pay is not acceptable.
- While we plan on Alex coming to speak with everyone, please note that we have currently been advised by our attorney that they do not agree with the way in which the appraisal was done by Cooley and want us to get another one from a commercial appraiser. The board approved the allocation of funds for this appraisal. As soon as we get the appraisal, we will give it to our attorney to speak with Cooley Partners and their attorney if appropriate.
- If you have any questions, please contact Lori Bieber (loribieberremax@gmail.com) or Marlene Rooney (rooneymarlener@gmail.com).

Other Business

- **Reminder to all homeowners who recently had their windows cleaned by Finmark, a \$70 charge is being added to your HOA Assist/Vantaca ledger. Please pay it now.**
- **Recycle only in the blue can and no plastic bags with garbage etc.! Extra garbage or overflowing containers can get charged. That will be added to your accounts.**
- **Deck awning - UPDATE** the homeowners who were requesting a more affordable shade for their deck got one that was approved by the board. Angie did the research and found a more reasonable price solution. Now we can offer that option to others who might want one.
- Still looking for volunteers for picking up trash on 148th with the **Glenwood Garbage Grabbers**. Once a week for an hour. Contact Marlene

- Summer cleanup - homeowners are responsible for cleaning their front porches, siding, steps, and sidewalks leading up to porches. This includes the planting area at the front porch. 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

Internet for the club house is still an open issue for the community. We have very limited options. The usage would be minimal which doesn't justify the monthly cost for Comcast. We will continue to investigate.

******Club house usage - available for homeowners to use but it's expected it will be left clean! That includes clean dish towels etc., sweeping and mopping as needed. The board will charge \$100 if it's not left clean. The cost to the HOA to have it cleaned is over \$200. Contact Lynn Gray.**

*******Security on the property. Lights above the garage help especially since we have vacant condos. Cameras need approval from the board before installing. The doorbell type are allowed but consideration of your neighbor's privacy is to be considered, and you should have a conversation with them before installing it.**

*******Please find the contacts for board members in your minutes under announcements. If you have a question about something, reach out to the board member who can help you with your specific concerns or questions.**

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 put all back patio lights on motion sensors**
- 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 at the following link: [Minutes, News, Forms | Jasper Heights Home Owner Association](#); Exterior building work approval request Form. For any questions, please connect with 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 to preserve the integrity of the property. Many decks and patios are being used as storage and are unsightly and poorly maintained. If your deck or patio is in this condition, please work to address it as soon as possible.
- Soliciting on the property is not allowed. If someone comes to your door soliciting, please tell them solicitors are not allowed. This is private property.
- The mailman reminded us we should not be putting HOA information or flyers in the mailbox
- Garbage and recycle containers need to be stored in garage after pickup – some homeowners are still leaving their cans out for days after the Monday pick-up.

The meeting was adjourned at 8:45 PM.

Next Board Meeting: The next regular board meeting will be Wednesday, September 16, 2026 at 7:00 PM. 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 and Joanne Miesen,
jozoomie3@gmail.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 info@hoa-assist.com.