

**JASPER HEIGHTS CONDOMINIUM  
ASSOCIATION  
14972 NE ROSE PARKWAY  
PORTLAND, OR 97230  
MONTHLY HOMEOWNER MEETING  
June 17, 2026**

**Board Members Present:**

Marlene Rooney, Chair and Maintenance  
Lynn Gray, Treasurer  
Susan French, Secretary  
Chip Morse, Landscape Chair  
Michelle Gendron, Pool Chair  
Fred Troutman, Pest Control  
Angie Morgan, Board Member (Via Zoom)

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**Homeowners Present: (VIA ZOOM)**

Addie Serna  
Betty Alicia  
Denise Johnson  
Sandy Weingust  
Jennifer Duerr  
Diane Drooger  
Gale Wiedman  
Jose Navarro  
Gen Dupree

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**Homeowners Present: (IN CLUB HOUSE)**

Becky Slapper

Lori Bieber  
Gail Fetterman  
Mike Rosborough  
Sandra Petties  
Dwight Petties  
Emilian Mercan  
John Wade  
Erika Mariano  
Drew Mariano  
Leslie Daoust  
Karen Bartel  
Natalie Galvan

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This meeting was called to order at 7:01 PM

*A Quorum of Board Members was present.*

**Minutes:** It was voted to approve the Board Meeting Minutes from May 20, 2026.

## **COMMITTEE REPORTS:**

### **Treasurer:**

#### **Lynn/Financial:**

- All accts are balanced; bills are paid.
- Thank you all for paying your HOA fees, that is how we pay all our bills to keep our property going.
- We have had a first meeting of our Finance Committee, Addie Serna and Becky Harmon. We would love to have

more homeowners on the committee so please let me know if you are interested.

### **HOA/Delinquencies (Michelle)**

- We are doing better this month since last. We only have four homeowners who are behind instead of the six from last month.
- One homeowner is nearly 90 days late which would mean they will go into collections. Please contact Michelle if you would like to try work something out. Communication is key so if this is you, reach out to a board member. Discuss the circumstances and possibly there can be some creative ideas that come from it.
- Take a look at your account in Vantaca to see where you stand. Also, HOA Assist does send out monthly statements.
- Reminder to homeowners that late fees will be assessed after the 10<sup>th</sup> 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.

### **Maintenance:**

- The work by Portland Painting on our decks is complete. The final phase of deck maintenance will be the painting of new posts and miscellaneous other wood as needed. This is the white paint we use. Carlos will do this work. This painting is in the section we are working on this year in the east and the south sides. This should mean we will do less work and painting in that area when we come back to it in 3 years.

- **Electrical Panel update. We have 5 left! This is required maintenance. Our insurance agent has told us that if we don't have the final 5 done, we MUST have the copies of the proper insurance policies. If they come back and say that isn't enough to get a good insurance rate, then the next step will be the HOA pays to have the panels installed and the amount will be charged back to the owner. They would be responsible for paying it back within a set period - yet to be determined.**
- If there's a hardship keeping this work from being completed, please reach out to Marlene or Lynn.
- Also, you are required to carry a higher coverage for building A on your individual insurance policy if you have the old electrical panel. It's called coverage A and it covers the building. This should be \$100,000 for those with the old panels. If you've replaced your panel, you can have \$50,000 for coverage A on your policy. All owners need to send their insurance information to the board!
- Only one owner who has the old electrical panel has sent their proof of insurance with the higher deductible. There are four homeowners who still need to send their insurance policy showing their higher coverage to Susan French at our [jasperheightshoa62@gmail.com](mailto:jasperheightshoa62@gmail.com).
- 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.

- The building siding with window replacement project is finished except for the painting. We were pleased with the results, and they fixed all issues that were brought to their attention. Paint colors have been submitted and work will be scheduled
- *For Maintenance issues, see Board Member Contact Information below.*

### **Landscape:**

- Chip has been dealing with Landscape East and West regarding sprinklers being on at the wrong time which seems to have finally been addressed this week. The landscapers were using some sort of predictive water feature which was obviously not working as our sprinklers were going while it was storming a week or so ago.
- Chip also had to have them back after mowing at the end of May because they left all the cut grass on the lawns which was killing the lawn. The grass was extra-long as they hadn't been able to mow due to the rain, but they should not have left the grass laying on the mown lawn.
- There was some broken and leaky irrigation which is being fixed for approximately \$2900.00.
- Next week Chip will walk the property with the arborist as there are still some trees which need addressed. As we are halfway through the year and only approximately halfway

through the budget for landscape for the year so we should be able to address the trees which need worked on.

- *For Landscape related issues, please contract both Chip and Diane. Chip Morse, Landscape Chair, [chipsue@msn.com](mailto:chipsue@msn.com). Landscape: Diane Drooger, [xdrooger@mac.com](mailto:xdrooger@mac.com).*

### **Pool Committee:**

- The pool is open. The new heater is in as well as the new filter which also needed replaced.
- We are looking into equipment which will manage the chemicals for the pool. We have found out that the chemicals cannot be kept in the same space as the equipment, so we are looking into how to split up an already small space to accommodate the equipment and the chemicals. We are also looking into possibly replacing the storage shed behind the clubhouse if that is a better option.
- The good thing to know is we will be in good shape for many years now with our new equipment.
- Michelle is still working on finding a replacement for our pool service as our current person is retiring and this is their last year with us. It's possible we can check with Summerplace and see if we can use the same person as it is hard to get companies come out this way for such a small account.
- Michelle will be unable to check the pool chemicals for a month starting the end of July so if you are interested in helping to take that on once a week or more please let Michelle know.
- *For Pool related issues, see Board Member Contact Information below.*

## **Pest Control:**

- Fred reported that we are still dealing with moles, but other than that things are going smoothly.
- The pest control company was out this week to attend to the rat traps.
- *For Pest Control issues, see Board Member Contact Information below.*

The business meeting finished and after a short break we began the discussion on the land lease.

## **Land Lease Committee:**

- Homeowners were all emailed a copy of the Jasper Heights Land Lease handout. For any of you who missed that it is attached to these minutes. It was suggested that they might be hung to our homeowners' doors for those folks who don't read the email from Jasper Heights.
- Lori Bieber and Marlene Rooney lead the discussion about where we are with wanting to negotiate with Alex Cooley, LLC regarding the land lease. The handout explains how the committee came to a number they would like to propose for each homeowner (\$30,000.00) to buy out our individual land lease as well as the percentage of the common area.
- So far there are approximately 25 homeowners who would like to be part of Phase I. The Land lease committee will take another 2 weeks to contact homeowners to see who else would be interested. It was determined that we have strength in numbers when negotiating. After talking with everyone we will contact Alex Cooley to discuss how to finalize this. The sooner this is done, the faster and easier

folks will be able to sell their units. So far, the land lease has been a stumbling block to potential buyers and lenders.

- Homeowners will have a couple of options. They can pay the money from cash they have available, get a HELOC loan if they have the equity necessary, and they can also negotiate the cost of the lease in the sale of their home. It could be all \$30,000 paid by the buyer, or shared percentages between buyer and seller.
- Lori Bieber, a homeowner on the land lease committee, is a realtor for over 35 years and would be happy to speak with you. Lori had documents at the club house regarding a lender who is happy to speak with our homeowners as well.
- Please contact Lori Bieber ([loribieberremax@gmail.com](mailto:loribieberremax@gmail.com)) or Marlene Rooney ([rooneymarlener@gmail.com](mailto:rooneymarlener@gmail.com)) if you are interested in being part of Phase I.

## Other Business

- **Recycle only in the BLUE can no plastic bags with garbage etc.! Extra garbage or overflowing containers can get charged. You can set out an extra can and/or bagged garbage, and each will be charged \$5.00 .That charge will be added to your accounts.**
- **YARD SALE RIVERCLIFF JULY 11 and possibly the 12. We could have our sale at the same time. Contact Nicole Comer for information.**
- **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 be interested.

- 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
- 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 – Please contact Lynn if you would like to use the clubhouse. If you return the clubhouse clean there is no charge. However, if it is not left clean, you will be charged \$100.00, that includes clean dish towels etc. This amount will be put on your ledger. The cost to the HOA to have it cleaned is over \$200.
- 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 taken into account, 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

The meeting was adjourned at 8:18 PM.

Next Board Meeting: The next regular board meeting will be Wednesday, July 15, 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](mailto:rooneymarlener@gmail.com)

**Secretary:** Susan French, Minutes, 408-358-4518, [smfrench08@gmail.com](mailto:smfrench08@gmail.com)

**Treasurer:** Lynn Gray, 503-702-6101, [bigdawg@bigdawg.us](mailto:bigdawg@bigdawg.us)

**Landscape Chair:** Chip Morse, [chipsue@msn.com](mailto:chipsue@msn.com), 503-724-6093 - Landscape contact, Diane Drooger, [xdrooger@mac.com](mailto:xdrooger@mac.com)

**Pest Control:** Fred Troutman, 503-256-5610, [troutfr@comcast.net](mailto:troutfr@comcast.net)

**Pool Chair:** Michelle Gendron, 503-720-4111, [mmichelletg@gmail.com](mailto:mmichelletg@gmail.com)

Angie Morgan, Board Member at Large, 815-953-7089, [morgan.r.angela@gmail.com](mailto:morgan.r.angela@gmail.com)

## Announcements

To contact HOA Assist, please call them at 855-952-8222 or email them at [hoa-assist.com](mailto:hoa-assist.com).