

The FYI

A Private Residential Community

Newsletter for the Edgewood Townehouse Association

MESSAGE FROM THE BOARD

Preserve • Restore • Maintain

Christine Donahue,

President, Edgewood Townehouse Association etapresident@email.com

Board Meetings have been challenging under the current public health crisis. We rescheduled the April 14 meeting to April 21 and conducted it as a videoconference. Every Board Member and our Facilities Manager participated. We are committed to conducting ETA's business responsibly under current conditions. The social distancing and restrictions have impacted regular ETA activities.

We know how important the operation of ETA is to everyone. Your input, ideas, and suggestions are also important to the Board. In normal times we would be meeting at an Open Forum meeting on April 28, but COVID-19 restrictions require us to be creative in meeting management.

It is essential to our community to have open communication. We will schedule Open Forum meetings when it is safe to do so. As a substitute for the April 28 Open Forum meeting, we invite you to submit comments, suggestions, and questions in writing (not email) and drop them in the Clubhouse mail slot. We strive to creatively manage our not-for-profit corporation and to meet our responsibility to hold quarterly meetings and comply with restrictions limiting gatherings. We ask for your support for this temporary format. Please submit your comments and questions to the Clubhouse mail slot through Friday, May 8, 2020.

We will do our best to respond to your submissions through the *FYI* or in an Open Forum meeting when circumstances allow. We ask for your understanding and support during this challenging time.

If you are aware of neighbors who do not read the FYI, please encourage them to do so.

Our peaceful community of 90 homes experienced a stressful and disruptive event this month. A guest barricaded himself in his host's home as the host and another guest left to seek safety. The Eugene Police Department responded immediately and brought in interagency assistance the following day to resolve the situation. This was a very unusual event for us all. The Board commends our community for its endurance and compassion during this event.

The Board continues to be concerned and dismayed about the rat infestations primarily caused by feeding the wildlife. Evidence of this problem continues to be found on our common property. At the April 21 Board Business Meeting, a motion was adopted unanimously to prohibit feeding all wildlife on common property.

Disallow feeding any wildlife on common property, and any feeders located on common property will be removed at homeowner expense.

Please remember that the *FYI* is the official publication of the Edgewood Townehouse Association. It includes reports, Board Meeting minutes and other important information for the ETA community. If you are aware of neighbors who do not read the *FYI*, please encourage them to do so.

UPCOMING EVENTS

Deadline for Open Forum Written

Comments/Questions:
Written documents due in Clubhouse mail slot by Friday May 8, 2020 at 8 PM.

Next Regular Board of Directors Business Meeting:

Tuesday, May 12, 2020 at 6:30 PM

Next Regular HOA Quarterly Open Forum Business Meeting:

Tuesday, July 28, 2020 at 7 PM

The date for the ETA Golden 50th Anniversary Celebration is Saturday, July 11, 2020. Subject to change.

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Quarterly Budget Report, separate document

Sharon Kimble, Editor
Email: etafyieditor@email.com

**EDGEWOOD TOWNEHOUSE ASSOCIATION
TELECONFERENCE: BOARD OF DIRECTORS
MONTHLY BUSINESS MEETING**

Preserve – Restore – Maintain
April 21, 2020

Call to Order: Board President Christine Donahue called the meeting to order at 6:34 PM. The Board Business meeting was held by teleconference due to the novel coronavirus (COVID-19) crisis. The meeting was delayed one week due to an event affecting the Edgewood Townehouse community. Board members present were: Christine Donahue, Darell Bidstrup, Sheila Dorsey, Dan Goodlett, Merryn Gregory, Larry Kenton, Sharon Kimble, Michael Maulding, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Facilities and Operations.

Approval of Minutes: The minutes of March 10, 2020, were approved.

Financial Report: Submitted.

ETA Safety Committee Report: None submitted

Coordinator Reports:

- Website coordinator: None submitted
- Swimming Pool: Closed
- Clubhouse Coordinator: None submitted
- Welcome Coordinator: None submitted

Facility Report: Submitted. Frank Gaddini discussed the 59 recorded jobs performed during the month of March 2020. Despite the public health crisis, we continue to move ahead. Safe practices are followed by student contract labor, construction and landscape contractors, and vendors servicing the pool in order to protect our residents. The Clubhouse is temporarily closed except for limited office and contractor use, and Clubhouse surfaces are sanitized on a weekly basis by our custodial contractor.

Educational Minute: Frank Gaddini reminded the Board of the importance of honest and ethical business practices using a recent example of the reinstallation of the gate at Westbrook Way and Brookside.

Old Business:

1. **Rat Control:** Frank Gaddini reported there had been another major rat outbreak on the property. These are expensive to address, costing from \$300-\$1,000 each time an outbreak occurs. There are two major ways to mitigate the problem: (1) Cut vegetation where rats can hide (hence, the recent major cutting of ivy patches); and (2) Stop feeding wildlife. After much discussion, Board member Merryn Gregory made the following motion: *“Disallow feeding any wildlife on common property and any feeders located on common property will be removed at homeowner expense.”* The motion was seconded by Michael Maulding and unanimously approved. Frank will advise the affected homeowner(s). Everyone’s cooperation will be appreciated as we work to control this noxious and expensive problem.
2. **FY 2019 and 2020 Special Assessment Projects Update:** Frank Gaddini reported that the chimney repair project funded by the FY 2019 Special Assessment is still outstanding because chimney contractors are not currently working due to concerns about COVID-19. Regarding the FY 2020 Special Assessment, four of the five carpentry jobs have been completed (101WW remains) and Frank is starting to look at the next concrete jobs. The first concrete job will be at 198BB.

3. **FY 2020 Goal Setting Follow-up:** Christine Donahue noted that we will continue to devote at least a day per week to creek maintenance. On the Board goal of preparing for ETA future management/business continuity, Dan Goodlett said that he has materials on file about business continuity planning and will prepare a bulleted list of what the Board should be thinking about for discussion at a later meeting.
4. **Fidelity Bond Update:** Frank Gaddini asked Kevin Reimer, ETA’s insurance agent, if ETA is in compliance with the new Oregon law requiring certain homeowner associations and all condominium associations to carry fidelity bond coverage (ORS 94.675). Mr. Reimer replied ETA can choose whether or not to buy such additional coverage. Adding it to our existing master policy would add about \$500 per year. The ETA master policy already includes such coverage up to \$2M. Board members agreed to have the Board officers discuss the matter further and decide whether or not to add additional fidelity bond coverage.

New Business

1. **Parking Waivers:** None were submitted.
2. **Conducting HOA Business during the Coronavirus Crisis: Financial and Scheduling/Format of Meetings:** For the foreseeable future, regular Board business meetings will be by teleconference. There was considerable discussion about the HOA Quarterly Open-Forum meeting, originally scheduled for Tuesday, April 28, 2020. Board members were concerned about ensuring that homeowners continue to have a convenient way to raise issues of concern and ask questions and that decision making is conducted in a transparent manner. The meeting on April 28 in the Clubhouse must be delayed due to Oregon Governor Brown’s prohibition of all non-essential gatherings of individuals and her order that Oregonians stay home whenever possible (Executive Order No. 20-12). Once a plan is in place to provide for homeowner input and Board responses, it will be announced to homeowners in the *FYI* or by posting at mailboxes. Video recordings are being made of all Board teleconferences. Other ways to ensure transparency will be discussed as we go forward in these uncertain times.
3. **FY 2021 Special Assessment Initial Discussion:** The topic was tabled until a future Board meeting.
4. **Gardening Requests:** The board received a request from a homeowner to consider having a community garden. Given the restrictions on gatherings of individuals due to the COVID-19 outbreak and the advance planning such a project would require, discussion was deferred until the fall. A second request was made by a homeowner to allow placement of planter beds in front of the homeowner’s window on common grounds. According to the “Common Grounds Rule,” homeowners are asked to restrict their gardening to private patio areas only.

Announcements: (Please note: These events are subject to change due to the coronavirus outbreak in Oregon)

1. The next HOA Quarterly Open-Forum Meeting: Tuesday April 28, 2020: To be rescheduled
2. The next regularly scheduled Board of Directors Business Meeting: Tuesday, May 12, 2020, at 6:30 PM

Adjournment: The meeting was adjourned at 8:41 PM.

Executive Session

JoAnn Wilson, Secretary. Email: etasecretary@email.com