

**Skylands Neighborhood Association**  
**Minutes of the 2023 Annual Meeting – December 14, 2023**

SNA Secretary/Treasurer, David Roche, welcomed neighbors to the annual meeting held at his home at 18755 Green Bluff Drive, Lake Oswego, OR. SNA President, Paul Zaninovich, called the annual meeting of the Skylands Neighborhood Association (SNA) to order at 6:45 pm and reviewed the agenda with the attendees. There were 44 participants representing households in attendance which per the SNA bylaws comprised a quorum. (The bylaws require 25 participants to be present to form a quorum for the annual meeting.)

**Introduction of the Board Officers and Area Representatives – Paul Zaninovich**

- Paul Zaninovich – President
- Steven Donaghy – Vice President
- David Roche – Secretary/Treasurer
- Wayne Abbott – Area Rep
- Joy Bottinelli – Area Rep
- Michele Hart – Area Rep (not present)
- Bitsy Ellis – Area Rep

**Treasurer's Report – Paul Zaninovich**

- There are four SNA Funds:
  - General Fund - \$19,422
  - Annexation Fund - \$10,843
  - Road Maintenance Fund - \$51,541
- See **Exhibit A** below for additional details about the SNA Treasury which was provided to attendees at the meeting.

**Skylands Road Maintenance Committee Report – Steve Donaghy**

Steve Donaghy, chair of the Road Maintenance Committee (the “Committee”), provided an overview of the significant progress the neighborhood has made over the past few years to improve our roads. We have a plan to continue road improvements in the summer of 2024 which will include: the upper portion of Green Bluff Drive, city portion of Crestline Drive, and all of Skyland Circle. See **Exhibit A** for additional details.

**Cone Park Update – Paul Zaninovich**

Paul provided an update on the status of the Cone Park lot in the absence of Henry Morse and Dina Alexander, the current owners of the lot. After extensive work by Henry and Dina, there was insufficient voluntary support in the neighborhood to create an HOA. As such, that opportunity for a long-term solution to keep the lot as a park has passed. Henry and Dina are interested in continuing to preserve the lot as a park for another 8-10 years and are seeking other investors. Interested neighbors can contact Henry at [hmorsejr@comcast.net](mailto:hmorsejr@comcast.net). See **Exhibit A** for additional details.

### **Election of Officers – David Roche**

David led a discussion regarding creating a succession plan for the officer roles on the Board. Recognizing Paul's desire to step down as the SNA President, David offered to take on the role for a one-year period with the goal of working to fill the officer positions with a new slate of officers at the next annual meeting in 2024. As such, the following slate of officers were suggested for 2023/2024.

- President – David Roche
- Vice-President – Steve Donaghy
- Secretary/Treasurer – Paul Zaninovich

The presented slate were unanimously approved by the neighbors.

### **Closing**

The meeting adjourned at 7:40 pm and was followed by the Skylands Water Company Annual Meeting.

Respectfully submitted,

Paul Zaninovich  
Secretary/Treasurer

# SKYLANDS NEIGHBORHOOD ASSOCIATION

2023 ANNUAL MEETING – DEC 14, 2023, 6:30PM

## 2022/2023 Skyland Neighborhood Association Board of Directors:

President:	Paul Zaninovich	Area Rep – Skylands 1: Michele Hart
Vice President:	Steve Donaghy	Area Rep – Skylands 2: Bitsy Ellis
Secretary/Treasurer:	David Roche	Area Rep – Skylands 3: Wayne Abbott
		Area Rep – Other: Joy Bottinelli

### Agenda:

- Call to Order – Welcome/Acknowledgements – Paul Zaninovich
- Treasurer's Report – David Roche
- Road Maintenance Project – Steven Donaghy
- Cone Park Status – Paul Zaninovich
- Election of Officers & Board Membership – David Roche

### Treasurer's Report:

<b>Beginning Balance (5/22/2022)</b>	<b>\$195,746.76</b>	
<b>SNA General Fund</b>		
▪ <b>Beginning Balance</b>	<b>\$18,853.07</b>	
▪ Raised	2,100.00	
▪ Spent	(1,531.09)	
○ Regulatory Fees		0.00
○ Office Supplies/Postage		(299.58)
○ Roads Initiative Block Party		(787.83)
○ Website (1 year)		(143.88)
○ Zoom (2 years)		(299.80)
▪ <b>Ending Balance</b>	<b>\$19,421.98</b>	
<b>Annexation Fund</b>		
▪ <b>Ending Balance (no change)</b>	<b>\$10,843.69</b>	
<b>Road Maintenance Fund</b>		
▪ <b>Beginning Balance</b>	<b>\$166,150.00</b>	
▪ Raised	172,900.00	
▪ Spent	(287,508.75)	
○ Phase 1 – Summer 2022		(208,518.75)
○ Phase 2 – Summer 2023		(78,990.00)
▪ <b>Ending Balance</b>	<b>\$51,541.25</b>	
<b>Ending Account Balance (11/30/2023)</b>	<b>\$81,806.92</b>	

Total Contributions  
from Neighbors  
**\$339,050**

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## **Skylands Road Maintenance Committee Report:**

Road Committee: Steve Donaghy, David Roche and Brad Hart

When we formed our committee in 2021, our objectives were to:

- Document neighborhood road issues
- Engage city and county decision-makers
- Set priorities for road repair projects
- Create Road Maintenance Funds to support improvements

We have a lot to be thankful for.

Due to the support of the Skylands community, the city of Lake Oswego and Clackamas County, we have improved many of the roads in our neighborhood over the last two years, including:

- Most of Green Bluff Drive
- More than half of Bergis Road
- Wayside Lane
- Eastridge Lane
- Most of Crestline Drive
- Upper Cherry and Cherry Circle (County Sections)
- Part of Skyland Drive
- Part of the Skyland Circle stem

We plan to continue our road improvements in 2024. Our objectives include:

- Complete Green Bluff Drive (upper portion)
- Complete Crestline Drive
- Complete Skyland Circle (city section)
- Improve as much of the county section of Skyland Circle as we can.

We have received a commitment from the city of Lake Oswego for additional financial support in 2024. We will also be asking for additional help from our neighbors so that we can finish the job.

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## **Cone Park Update:**

To stop the Cone Park lot on Skylands Circle from being developed into a lot with a house, Henry Morse and Dina Alexander (2 lot owners on Skylands Circle) purchased the “park” lot in 2022 with the intention of exploring how the neighborhood could create an HOA to own the park indefinitely. While they have worked extensively on a solution, there was insufficient voluntary support in the neighborhood to create an HOA, so that opportunity for a long-term way to keep the lot as a park has passed.

Dina and Henry are still interested in preserving the lot as a park for a while longer and are now soliciting interested neighbors who might want to invest as part owners of the park, to hold it for another 8-10 years, with the expectation that at the end of that time the lot would be sold. While this doesn't keep the lot as a park on a long-term basis, it does keep it as a park for the near to mid-term.

Those interested could consider this as an investment in a piece of real estate, with the possibility to earn a return on the investment once it has been sold. For those who are interested who have funds in an IRA, we understand there is a way that this investment could be made through a self-directed IRA.

If anyone within the Skylands Neighborhood is interested, or just wants to learn more, please contact Henry Morse at [hmorsejr@comcast.net](mailto:hmorsejr@comcast.net).

## **Election of Skylands Neighborhood Assn Officers – 2023/2024:**

Secretary David Roche will lead the discussion and election of officers to fill the roles of President, Vice President and Secretary/Treasurer from now until the 2024 Annual Meeting.