



MINUTES OF THE LAKE GROVE NEIGHBORHOOD ASSOCIATION

BOARD MEETING

Lake Grove Presbyterian Church, July 16, 2015, 7:00 PM

Board Members present: Chair Jerry Nierengarten, Treasurer Rob Loesch, Secretary Chuck Fisher, Directors: Janet Buck, Mike Buck, Trudy Corrigan

Attendees: See Attached

Call to Order: 7:00 pm

Treasurer Report: Treasurer Rob Loesch reported the following expenditures:

- State of Oregon, Department of Justice, Charitable Activities Section 2014 Annual Report - \$10.
- State of Oregon, Secretary of State, Corporation Division 2015 Annual Report - \$50.
- Check to Mike Buck for Gift to Bernie Harrington - \$29.99.

Current fund balance is \$2,809.01

Minutes: The June 18, 2015 Board Meeting minutes were approved.

Presentation:

Development on 4250 Upper Drive:

Donald A. Schollander, Schollander Development Company

Ralph Tahrán, Tahrán Architecture & Planning, LLC.

Donald (Don) Schollander provided an summary of a proposed two lot partition of the property located at 4240 Upper Drive. Ralph Tahrán is working with Schollander in the completion of the partition.

The property, according to Schollander, has the potential of being subdivided into five sites. While it is legally permissible, he did not think it is physically possible. The smaller of the two proposed sites will front Upper Drive.

Schollander expressed his support for the retention of existing trees on the site to the extent it was appropriate. His desire, consistent with neighborhood's is to remove as few trees as possible.

The focus of the discussion was the preservation of mature trees located in a proposed 15' right of way to be dedicated to the City and the large tree that is in a circular driveway.

With respect to the trees within the propose right-of-way, it was unclear how many trees would need to be removed. It was hoped that the City would limit required tree removal and allow a pathway that allowed for tree retention.

With respect to the large tree at the center of the current circular driveway, concern was expressed that its removal may be required by the City for fire department access.

Schollander stated that he would be the builder of the homes on the sites. He reported the houses he will be building will be less than 4,000 square feet.

The Board offered its support for solutions that Schollander may present that result in retention of the large tress on the site.

The residents in attendance at the meeting expressed their concerns about the loss of trees on the site due to partition and then building.

Sale of Surplus 1.3 Acre Parkland on Kruse Way & Update on Common Issues between the Waluga and Lake Grove Neighborhood Associations:

Cheryl Uchida, Chair Waluga Neighborhood Association.

Cheryl Uchida provided an update on common issues between the Waluga and the Lake Grove Neighborhood Associations.

Chair Uchida made an informational presentation concerning a property that is being disposed of by the City of Lake Oswego, Parks and Recreation Department. The property identified as surplus in a February 27, 2013 City of Lake Oswego, Parks and Recreation Department Memorandum with the subject "Property Inventory" is "1a 591 Bryant Ac #4 PT LT 279". There is a reported offer pending.

According to Chair Uchida, the offer pending for the 1.3 acre site is \$450,000. The offer is reported to have been made by a local real estate broker and developer.

Concern was expressed as to criteria employed by the Parks and Recreation Department made its determination that the property be declared "surplus".

Concern was expressed by LGNA Board members that it did not appear appropriate steps had been taken by the City to ensure that the City's and residents' interests were being properly protected. It did not appear due diligence had been performed prior entering into the current agreement of sale.

The property fronts Kruse Way. There is no access to the property from Kruse Way. Access to the property, Chair Uchida indicated, would have to be from Carman. It is unclear where the access is or would be located.

Chair Uchida understood that monies from the sale of surplus park property were to be applied to the acquisition and maintenance of alternate Parks and Recreation Department properties.

A summary of the Waluga Neighborhood's Association experience with website development and maintenance was presented.

A summary of emergency preparedness efforts undertaken by the Waluga Neighborhood Association was presented.

Chair Uchida told the Board that it was her understanding that the City of Lake Oswego will print and provide postage for four mailings a year by a neighborhood association. There was a general discussion of possible uses of a mailing

Old Business:

Update: Neighborhood Enhancement Grant (NEP) Grant

It was learned that the three projects submitted by the LGNA to be funded by a NEP grant had been approved at the staff level. The City Counsel will vote on the grants at its July 21st meeting.

The projects proposed for funding provide for new signage, an LGNA website, and Boones Ferry Road median plantings.

New Business:

Residential Infill Development Review - 3240 Upper Drive, Lake Oswego

Rob Loesch, LGNA Treasurer, reported that an application is being made for a residential infill development (RID) review of a single unit residence he is proposing to

build on a lot created by recent two-lot partition of the referenced property. Loesch stated the RID review was due to certain height limitations that would affect a portion of the proposed single unit improvement. He provided design elevations to illustrate the areas affected by the height limitations.

August Board Picnic

Chair Nierengarten agreed to schedule and host a Board picnic in August.

September General Neighborhood Meeting - Date Change

Due to scheduling conflicts, it was agreed to change the annual Association's General Neighborhood Meeting from September to October.

There will be an Association Board meeting on September 17, 2015.

The Association annual General Neighborhood meeting will be held October 15, 2015.

Next Board Meeting:

Lake Grove Presbyterian Church, September 17, 2015, 7:00 PM

Adjourned: 9:00 pm