

**MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION
HELD ON SEPTEMBER 3, 2014 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, NW FOREST
AVENUE, BEAVERTON, OREGON AT 7:00 PM.**

PRESENT: Dan Smith, President
Sara Bourne, Vice-President
Robert Erickson, Treasurer
Sheila Brewer, Director
Brad Buchholz, Director
Sarah Gauntt, Director
David Boyd, Director
Jim Erzen, Director

ABSENT: Linda Marshall, Director

BY INVITATION: Tom La Voie, Community Manager CMCA, CAMP
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the original sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:00 PM by President Dan Smith.

II. HOMEOWNERS COMMENTS/ISSUES

A homeowner stated that someone had been taping flyers to the mailboxes. The homeowner also asked that the Board establish a rule that no blue paint be used on houses and trim, asked for a moratorium on sheds and asked the Board to consider some action prior to the potential passage of Measure 91, the initiative to legalize marijuana.

III. ARCHITECTURAL REVIEW DECISION APPEAL

A homeowner was present to ask the Board to overturn the ARB decision to deny his application for exterior modification to the entry. He stated that the house has four gables, and the gable entry he was proposing fits in with the existing house. Sara Bourne explained the process and background, that the current entry roof was constructed without application to the ARB. The Association is currently assessing fines for the modification. The ARB has asked the homeowner to submit an application to fix the gable, which the Committee cited due to the lack of symmetry. Bourne stated that the application to correct the issue did not fix the problem. The ARB also denied the application due to the lack of scaled drawings and multiple elevations, both of which are requirements for the process. The homeowner stated that originally there was a pyramid over the entry that cut off light to the front room, and he had the new entry roof built without submitting an application. The homeowner agreed to have an architect prepare drawings to resubmit. The slope of the roof is the important thing, making the angle of the new entry roof match the rest of the gables. Smith recommended that the fine clock be turned off while the owner is getting ready to resubmit the application.

AGREED: Sheila Brewer moved that the Board suspend the daily fines for 15065 NW Oakmont Loop for 60 days, at which time the Board will reevaluate the status of the application. Brad Buchholz seconded the motion which passed without opposition.

IV. APPROVAL OF PREVIOUS MEETING MINUTES:

AGREED: Sarah Gauntt moved to approve the minutes of the August 13, 2014 meeting, as previously circulated. Brad Buchholz seconded the motion which passed without no opposition.

V. Treasurer's Report

July Financial Statement: Treasurer Bob Erickson reviewed the most recent financial statement and noted the following:

Recreation income is \$50,000 to date, which is the same as the entire 2013 fiscal year.

The Replacement Reserve account added \$49,000 for 2014, and all but \$3,000 of that has been spent to date due to extraordinary expenses, the bathroom remodel, and consultation on renovation of replacement of the facilities.

Jim Erzen stated that a approximately \$13,600 worth of concrete repair is just now starting to eliminate trip hazards around the property.

Erickson is expecting that income will exceed expenses for the year ending September 30. Increases in 4th of July contributions and Rec program income are \$7,000 over budget and expenses are forecast at \$3,000 under budget, which will be a net gain of \$10,000.

2015 Budget: Erickson distributed a spreadsheet which contained actual expenses for the preceding ten months and projected expenses for the next two months. Discussion centered around discrepancies, including the drop box income versus the expenses for dumpster and garbage pickup.

In the future, volunteers who head up social events, such as the St. Patrick's Day party, will be given budgetary parameters in advance so that there aren't any surprises when the expenses are turned in.

Erickson asked the directors to review the income and expenses line items for their programs within the next week, so that a new draft budget can be presented. The Board will meet within the next two weeks to approve next year's budget.

VI. RV Lot

David Boyd lead a discussion around tents and canopies in the RV Lot, continuing a dialog from the April meeting. The pros and cons regarding tents and canopies were discussed.

Boyd's solution to the canopy issue is to relocate all of the RVs currently under tents to the same area. Boyd does not see having tents and canopies as problematic, and feels that relocating them will solve a lot of the issues. They could even be tied together which would lessen the risk of them blowing away in a wind storm. There are currently only 11 tents in the lot. Boyd reminded the Board that the RV Lot exists so that owners do not park their RVs on their lot or in the street.

David will bring the revised contract to the next meeting for the Board to consider. Brad Buchholz stated that he is willing to allow Boyd to work with the lot, but feels that there needs to be a standard set for attaching the tents to the ground. The contract should include a clause attributing the liability for tents and canopies to remain with the owner, and not the Association. A damage deposit could also be considered. Boyd will present a new contract for the Board to review in the near future, perhaps prior to the next meeting.

VII. New Facility Survey

Sarah Bourne presented a draft survey to the Board. She explained that Dan Smith, Sheila Brewer, David Boyd had helped her in developing the draft survey, the goal of which is to take the temperature of the neighborhood for the four options, ranging from removing the facilities altogether to replacing them with totally new facilities. No costs were included in the survey, as it is too soon to project any figures. Numbers should be available within the coming month. The Board read through each question and some minor edits were made. Sara Gauntt will coordinate sending the survey. Paper copies will be delivered, and Dan Smith will collect the hard copies.

VIII. New Business

Dan Smith reported that a nonresident has been walking around the community with his dog off leash and has been annoying residents. This gentleman is a guest of an owner, and was excluded from the property last year.

Jim Erzen reported that there was a geyser outside of the maintenance yard. It was a plastic irrigation pipe that ruptured, and Mark was able to fix it at little cost.

Darla Castagno inquired about the report of a predator hanging around the school. Sarah Bourne stated that he had not been captured. Police were patrolling the neighborhood after school on Tuesday when they recognized him as a known offender and chased him.

Castagno asked for an update on the two houses which were discussed at the last meeting. CMI has levied the fines against the accounts, and they are working with the attorneys to have liens put in place for the collection of the fines. The attorneys will give the Board direction on possible ways to make improvements on behalf of the Association.

VIII. Adjournment

AGREED: Brad Buchholz moved to adjourn the meeting at 9:39 pm. Jim Erzen seconded the motion, which passed without objection.