

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON SEPTEMBER 27th, 2012 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne
Mr. David Busby, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director
Mr. Brad Buchholz, Director

ABSENT: Mrs. Elizabeth Chapin, Director

BY INVITATION: Mr. Kevin Harker, Vial Fotheringham, LLP

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:03 pm by President Kitchin.

II. CC&R REVISE

Kevin Harker of Vial Fotheringham presented the letter to owners and the full Draft of Proposed Changes containing his recommended modifications to the draft. The Board discussed and made slight modifications to the letter to owners. The Board discussed the revisions that Mr. Harker had added to the Draft of Proposed Changes and made some further revisions.

DECISIONS

The full Draft of Proposed Changes will be available for download from the oak-hills.net website. The voting website will contain a link to a PDF of the Draft of Proposed Changes, and a simple ballot with yes or no approval options for each article subsection. Kevin Harker will implement modifications and send a revised draft for review.

III. 2012/2013 BUDGET

Maintenance budget is consistent with actual usage over the last four years. Every year a unique problem arises that requires about \$1500-\$2000. Increase from \$8000 to \$10,000 reflects this expectation. Landscape budget increase reflects additional cost of turf management for the baseball diamond and more maintenance of large branches hanging over pathways. Maintenance Payroll includes 2.2% increase in healthcare contribution benefits. Seasonal Maintenance hourly rate increase consistent with minimum wage. Maintenance Budget increase shall be drawn from the Capital Improvement Fund. The matching amount will be drawn from the remaining Contingency Fund established with the dues increase in 2008. This will allow the Capital Improvement Fund to can remain funded to \$15,000.

Lifeguard hourly wage increases .15 cents per hour consistent with minimum wage increase. \$3000 will be added to the Recreation Budget to cover lifeguard hourly wage increase and allocating more hours for additional training sessions. Additional \$3000 was funded from within existing budgets.

MOTION:

Director Welsh moved to accept the 2012/1013 proposed budget with one modification of transferring \$3000 from the Contingency Fund to fully fund the Capital Improvement budget of \$15,000. Seconded by Bucholz. Motion passes unanimous consent.

IV. MEETING MINUTES

Director Kitchin moves to approve Minutes of September 5th. Motion passes with unanimous consent.

V. RECREATION

Dave Busby will fill in to cover Recreation management duties in October that can not fit within the budgeted 8 hours for Recreation Director.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:08pm.