

MEETING OF THE OWNERS OF THE OAK HILLS OWNERS ASSOCIATION HELD ON TUESDAY, MAY 8, 2018 AT 7:00 PM IN THE OAK HILLS RECREATION CENTER LOCATED AT 2400 NW 153<sup>RD</sup> AVE, BEAVERTON, OREGON 97006.

**PRESENT:** Sheila Brewer  
Linda Marshall  
Dan Badders  
Jon Cole  
Todd Cooper  
Terri Danowski  
Lindsay Sandor  
David Boyd

**ABSENT:** Ryan Asbury

**BY INVITATION:** Karina Haley, Community Manager  
Thomas Tooker, Community Manager  
Carra Pewsey, Community Manager  
Michael Brown, Community Manager  
Megan Maiden, Community Administrator  
**COMMUNITY MANAGEMENT INC.**

**I. CALL TO ORDER**

President Dan Badders called the meeting to order at 7:05 PM and introduced the Board members present.

**II. ATTENDANCE REPORT**

Owners present	101
Owners by proxy	<u>22</u>
Total lots represented	122

**III. PROOF OF NOTICE OF MEETING**

Community Manager Thomas Tooker certified that notices for the Annual Meeting were mailed to all owners of record on or about April 4, 2018.

**IV. READING OF THE 2017 ANNUAL MEETING MINUTES**

**AGREED:** Motion was made to waive the reading of the 2017 Annual Meeting Minutes and approve the 2017 Annual Meeting minutes as previously circulated. The motion was seconded and carried without opposition.

**V. OHHA STAFF RECOGNITION**

Sheila Brewer talked about HOA employees and thanked them for their service.

**VI. ELECTION OF OFFICERS**

David Boyd noted there are two open Board positions. Current President Dan Badders had accepted the nomination to run for an additional term. David Boyd opened the floor for nominations. Martin Hehman was nominated from the floor and accepted the nomination. Nominations were closed.

**AGREED:** Motion to elect Dan Badders and Martin Hehman by acclamation. Motion was seconded and carried unanimously.

**VII. DIRECTOR UPDATES**

Treasurer: Linda Marshall reported on the Association's finances. Currently \$18,000 less than projection. Revenue exceeds expenses by \$47,000. Praises the website for owner self-service.  
Vice Pres/Facilities: David Boyd reported on the new recreation center opening and thanked building committee for their work on the recreation center. The project finished approximately \$201,000 over budget. Discussion followed regarding the rocket ship fundraiser.

Recreation: Sheila Brewer reported about Recreation activities, including a list of free recreation activities, paid events and reported that currently, income exceeds expenses for recreation items.

Maintenance: Todd Cooper reported on changes to the on site maintenance, talks about landscape changes. Positive changes keep happening.

Compliance: Terri Danowski reported about past years compliance issues/actions. Namely garbage cans, sidewalk access, and ARB actions. Talked about 1-foot rule (greenspace maintenance) for applicable homeowners.

RV Lot: Jon Cole reported about RV lot expansion; lot is full again. \$15,000 in income with minimal expenses. This year's plan is an auto gate with security.

Secretary/Communication: Lindsay Sandor reported about new website, and its functionality. Mentioned OHHOA Facebook page. Mentioned homeowner survey. Displays new aesthetic features (standardized fonts, colors, new logo).

**VIII. OWNERS' FORUM**

- An owner asked about field rentals; noted the garbage cans in the Rec Center were overflowing, and suggested owners should be required to remove their own trash from the community room after use. Rental income - are we charging too much? Lessen the cost for members? Rocket ship - any discussion on possible different options?

Sheila Brewer responded to the rental income question and explained that the community room was intended to be just that.

David Boyd responds to rocket ship question.

- Owner asked about private property signs.  
Terri Danowski answers - signs are up to protect the Association from liability.
- Owner asked about power line. 100' under lines belongs to BPA, OHHOA has maintained in the past. Will eventually become part of Westside Trail Project (managed by THPRD).
- Owner asked about new reserve study.  
David replies, it's being worked on.

- Owner asked about Tennis courts and common area maintenance.
- Just accolades from an elderly gentleman. Gratuitous applause follows.

**IX. NEW BUSINESS**

IRS Revenue Ruling 70-604: Linda Marshall explained that Revenue Ruling 70-604 allows excess revenue over expenses to be carried into the following fiscal year to offset homeowner fees. The IRS requires that the resolution be approved by the ownership every year.

AGREED: Linda Marshall moved to approve the IRS Revenue Ruling 70-604 as read. The motion was seconded and carried without opposition.

**X. ADJOURNMENT**

AGREED: The meeting was adjourned via motion and second at 8:46 PM.

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**APPROVED**

**BY** 2019 Annual Homeowners Meeting  
**DATE** May 14, 2019

