MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON APRIL 4, 2018 AT 7:00 PM IN THE COMMUNITY ROOM OF THE OAK HILLS RECREATION CENTER, 2400 NW 153RD AVE., BEAVERTON, OREGON.

PRESENT:	Dan Badders, President
	David Boyd, Vice-President
	Lindsay Sandor, Secretary, Communication
	Ryan Asbury, Director, ARB
	Jon Cole, Director, RV Lot
	Sheila Brewer, Director, Recreation
	Terri Danowski, Director, Compliance
ABSENT:	Linda Marshall, Treasurer
	Todd Cooper, Director, Maintenance
BY INVITATION:	Nancy La Voie, CAMP, CMCA, PCAM, Community Manager
	COMMUNITY MANAGEMENT, INC. AAMC
OWNERS:	Per sign-in sheet

I.   CALL TO ORDER/COMMUNITY ANNOUNCEMENTS
A quorum of Board members was established and the meeting was called to order at 7:00 PM.

II.   APPROVAL OF PREVIOUS MEETING MINUTES - March 7, 2018
MOTION: Lindsay Sandor made a motion to approve the March 7, 2018 meeting minutes as printed in the April newsletter. Ryan Asbury seconded the motion and it was carried unanimously.

III. BOARD DEPARTMENT UPDATES
Communications - Lindsay Sandor reported:
Planning for annual owners meeting as a positive celebration. CMI has mailed the official meeting notice to all owners.
Formal agenda with department updates; captive audience to provide information; online registration for activities; arb information; and other important reminders.
Having trouble with old URL and domain name transfer; as of now, the old URL is not forwarding to the new site, but is hoping to have this resolved soon. The new URL, www.oakhillsoregon.com, takes one to the web site.
Architectural Review Board (ARB) - Ryan Asbury reported:
There were seven ARB requests last month, all approved.
ARB met several times to discuss a solar panel policy – the first draft of a policy is being reviewed by committee now, and will be presented to the Board in advance of the next Board meeting.
President's Report – Dan Badders reported:
Negotiated an agreement with the fireworks company for the 4th of July Event: $13,500, 25 minutes.
Compliance – Terri Danowski reported:
Several first letters; one second compliance letter; and one owner still getting daily fines.
Want to move ahead with Full Focus access from CMI as a way to track compliance and ARB activities.

There are a lot of fences needing replacement, and several homes need repainting. Discussion about how best to ensure violations are resolved at sale of the property.

Recreation - Sheila Brewer reported:

Pool is back to full rental. A lot of pre- and post-season swim team interest. Fitness classes are doing okay. Trying to do more promotion. Field rentals coming in for the fall. Fees are being increased. Oak Hills soccer has eight years left on their rate stabilization.

Contracts signed for 4th of July; permits in the works. Discussion about hiring people to collect money from 4th of July attendees.

Pool rentals will end when the community programs start.

RV Lot - Jon Cole reported:

RV lot has 3 space holders unpaid, and the lot is at capacity. Compliance letters will be sent to the three owners.

Building Complex – David Boyd reported:

Locker room floors are done, the paver project is nearly done and there are approximately 12 punch list items on the Recreation Center Construction.

Maintenance – Todd Cooper absent

Treasurer – Linda Marshall absent.

Report of positive cash flow emailed to the BOD prior to the meeting.

IV. OWNERS' FORUM

● Eagle Scout project is installing a French drain between the school property and Bethany Boulevard. Project is to be done this Saturday, April 7, and is looking for more volunteers. Lindsay Sandor recommended posting on NextDoor or the Facebook page.

● Homeowner addressed the Board with concerns about the planned playground replacement/Rocketship project. Discussion followed on the due diligence that the Board is performing before any decisions are made.

● Eagle Scout project has received some donations but needs up to $1,026 donated by the association. Discussion followed regarding the cost, the amount being asked to be contributed by the association, and it was suggested that if additional donations couldn't be secured, perhaps the project should be scaled back.

● Homeowner was glad to hear the rocketship project is being scaled down from what she originally believed was being proposed.

● Homeowner noted there was some work done at the North park a year ago, and also advised the Board to avoid duplication of play activities when researching possible replacement playground structures.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Tennis Courts for Summer Usage

Sheila Brewer reported the Facility rental policy is not ready for approval. Board reviewed of rental restriction section language, and discussion followed regarding private events with a limited guest list versus public events open to anyone who knows and wants to attend. Consensus is that the activities director needs clear guidelines so she can manage the rentals in the space. Consensus was the Board is comfortable with the restrictions as proposed. Final draft will be submitted for Board review in advance of the next Board meeting.

B. HOA Asset Replacement Plan – Jon Cole

Jon Cole reported he is compiling a list that needs to be reviewed more thoroughly; and reserve funds amounts need to be added to the list. Tabled to a future meeting.

C.   Long Term Landscape Plan

Tabling discussion for next monthly BOD meeting.

D.   Annual HOA Meeting Agenda

Lindsay Sandor reported on the planning for the annual owners meeting on May 8th. The hope is to have childcare available. The main meeting will be held in the Gym Building, along with an Expo-type presentation of Association information from each committee. There will be opportunities for owner feedback on future projects, including possible amendments to the governing documents.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 PM.

APPROVED

BY   Lindsay Sandor, Secretary
DATE May 2, 2018