

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

PRESENT: David Boyd, Vice-President
Linda Marshall, Treasurer
Lindsay Sandor, Secretary, Communication
Ryan Asbury, Director, ARB
Jon Cole, Director, RV Lot
Sheila Brewer, Director, Recreation
Todd Cooper, Director, Maintenance
Terri Danowski, Director, Compliance

ABSENT: Dan Badders, President

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

The meeting was called to order at 7:00 PM and established quorum of Board members.

II. APPROVAL OF PREVIOUS MEETING MINUTES - February 7, 2018

MOTION: Lindsay Sandor made a motion to approve the February 7, 2018 meeting minutes. Todd Cooper seconded the motion and it was carried unanimously.

III. BOARD DEPARTMENT UPDATES

Recreation - Director Sheila Brewer reported:

Summer schedule is complete. Will be published as a pull out in the next two newsletters. Running pre-season swim team and postseason swim team is in development. Swimming pool will be opening in May for unguarded open swim.

Coop partnership with not-for-profit tennis organization. Guaranteed minimum \$500 income or 20% of the next income, 60% homeowners.

Rental income is higher than projections; ESPN documentary was recently filmed at in the gym.

Online registration starts April 15th. The pool office will be opening for registration in May.

Official facility rental guidelines will be presented to the Board in April or May.

Easter egg hunt is coming up, and the first ever CPR class is this Saturday.

RV Lot - Director Jon Cole reported:

The RV lot is at capacity. Three payments for this year are still due.

Compliance – Director Terri Danowski report:

Yard maintenance notices will be given to properties owners as warranted. There has been an increase in trash can violations recently.

Maintenance – Director Todd Cooper reported:

Rec Center Trash enclosure is finished.

Building Complex – Vice President David Boyd reported:

Work has started in the locker rooms. Drains have been installed, epoxy floor installation is on schedule. Progress payment has been made to Team Construction. Amounts have been withheld for punch list items. Washington County permit inspection has occurred, with one item to complete. Pavers are being installed at the playground area; it was noted that residents should report spelling errors in the paver engraving.

Fobbed doors at the Recreation Center will get a removable mullion for safety and security.

Architectural Review Board (ARB) - Director Ryan Asbury report:

The Board reviewed six requests this month; all were approved.

Communications - Secretary Lindsay Sandor report:

Newsletter timeline confirmed – need meeting minutes draft by Friday.

The Association brand refresh is ongoing.

URL update – website went down. Domain name was coming to the end of its subscription. Will be updating domain name once information is transferred to the Association (renewal information was sent to Diane Wood's email; Diane retired 6 years ago from CMI). Any active URLs can be directed to the new URL. Consensus was that the web domain name should be – www.oakhillsoregon.com. Domain name oak-hills.net will automatically link to the website for the next one to two years to allow seamless transition for homeowners.

President's Report – President Dan Badders absent.

No report.

Treasurer – Treasurer Linda Marshall reported:

Review of January financial report. Actual revenue YTD exceeds actual expenses by \$35,500.

IV. OWNERS' FORUM

- Current Events discussion group would like to expand to bring in outside speakers. Homeowner would like to add a second meeting each month. Asked if there are any topics that must be avoided. Will work with Sheila Brewer on expansion and rules.
- Regarding solar panels installed last fall, homeowner offered experience to ARB in their ongoing issue with panel installation. Comments in support of adding solar panels to homes.
- Homeowner addressed the Board regarding information about Nation Renewable Energy calculator information in support of the Bay's solar panel installation application. Talked about case law from other states, presented information about reduction in energy output on south facing versus north facing.
- Homeowners shared with the Board a recent "straw poll" of the neighborhood regarding solar panels. Had 24 signatures on a statement of 27 owners polled, who think community members should be allowed to have solar panels.
- Homeowner reported that the Rocket ship was defining component of the history of the community. Was surprised to hear the Board was considering rethinking the purchase of a rocket ship style playground element. Board has full capacity to take whatever funds are needed for this purchase.
- Homeowner shared appreciation of the Recreation fitness programs offered. Attendance has dropped off; not sure why. Are classes meant to be self-funding? Thinks there are things that can be done to promote the classes. Asked about clean up of north park.
- Homeowner presented additional information about solar panel installation on home: moving panels to north facing roof will preclude Energy Trust of Oregon incentives.

- Over 180 bags of trash have been picked up by a homeowner throughout the neighborhood over the last year. Would love to see more trash cans through the community – at every entrance to the greenspace.
- Following the recent event with the county commissioner, a homeowner recounted a case of a house in another neighborhood being rented through Airbnb. Homeowner is hoping the Board is considering an amendment to the CC&Rs to restrict short term vacation rentals.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Tennis Courts for Summer Usage

Sheila Brewer reminded the Board that the tennis court lights were cut off at start of construction. The Association has a quote to reconnect the lighting; the cost would be approximately \$30,000. Consensus of the Board is to continuing pursuing a lower cost option for reconnecting the tennis court lighting by getting additional bids for this work.

B. HOA Asset Replacement Plan – Jon Cole

Jon Cole reported he is working with the play equipment manufacturer to get some necessary repairs made under warranty, and researching a lower cost Rocketship structure for the Board to consider. Playground equipment representative believes the existing play equipment still has 5-10 years of remaining life.

C. Long Term Landscape Plan

David Boyd reported that in April 2017, the Board approved and adopted the long term strategic landscaping plan. He would like this document taken off the website as he believes it has significant financial implications with no budget. Consensus is the document needs to continue to exist; whether on the website can be decided, but it at least needs to be reviewed routinely, and that owners need to know the Board is referring to this plan as time and funding is available.

D. Annual HOA Meeting Agenda

Lindsay Sandor reminded the Board that the Annual Meeting is on May 8th. She is looking at opportunities to take advantage of this meeting to hold a mini expo for the neighborhood. Discussion about short term rentals and seeking information about possible CC&R amendments from owners at the annual meeting.

E. Board of Directors Vote – Homeowner Appeal of ARB decision

Board members each were given an opportunity to voice their opinions about the ARB decision regarding the solar panel application for lot 526, as was the owner of the lot and several owners in attendance.

MOTION: A motion was made and seconded to uphold the ARB decision regarding the solar panel installation at lot 526. The motion carried, 5 in favor; 2 opposed. Jon Cole, Todd Cooper opposed. David Boyd was acting President in this meeting so he does not vote.

MOTION: Sheila Brewer made a motion to put together an ad hoc committee of four to develop a policy. Lindsay Sandor seconded the motion.

Discussion is to defer it to the ARB to develop a policy for installation of solar panels on the street facing sides of homes.

Motion was withdrawn. The ARB will work with a homeowner and Lindsay Sandor to review the current ARB guidelines for solar panels and potentially develop an update to the current policy.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 PM.

APPROVED

BY Lindsay Sandor, Secretary

DATE April 4, 2018