

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION
HELD ON MAY 2, 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
Linda Marshall, Treasurer
Todd Cooper, Director, Maintenance
Ryan Asbury, Director, ARB
Jon Cole, Director, RV Lot
Terri Danowski, Director, Compliance

ABSENT: Sheila Brewer, Director, Recreation

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 7:02 PM.

II. APPROVAL OF PREVIOUS MEETING MINUTES – April 4, 2018

MOTION: Lindsay Sandor made a motion to approve the April 4, 2018 meeting minutes as published. David Boyd seconded the motion and it carried unanimously.

III. BOARD DEPARTMENT UPDATES

RV Lot - Jon Cole reported:

Utility trailer stolen several weeks ago, in the future, he will likely request an automated gate and security cameras.

Compliance – Terri Danowski reported:

Thirteen courtesy notices, mostly yard maintenance. Two second notices, one third notice and a fine. Brief discussion about wording and tone of the signs in greenspace. Initially feedback was 50/50 positive and negative, recently it has been mostly positive.

Maintenance – Todd Cooper reported:

Regularly mowing is occurring. Roland Levesque worked with local Boy Scouts to install a French drain near Oak Hills School path by Bethany Boulevard. Hoping to reduce puddling and buildup of water near the path by Bethany. Satisfied with the work being done by Sonny's Landscaping.

Terri Danowski asked for attention to Laurels along pathways to keep them from encroaching on pathways.

Building Complex – David Boyd reported:

Five or six loose-end items. Certificates of Occupancy need to be posted in each building. One-year warranty ends on June 23, 2018.

Architectural Review Board (ARB) - Ryan Asbury reported:

- Nine applications: one paint, five fence, one roof, one window, one pavers.
- Solar policy has been distributed to Board members.
- Terri Danowski will be working with owners who have encroached on common areas with fences. Fences will need to be relocated when they need to be repaired or when the home sells.

Treasurer – Linda Marshall reported:

On March financial report.

Dan Badders noted that the June meeting will focus on starting next year's budget.

Communications - Lindsay Sandor reported:

Deadline for the next newsletter is next Friday. Website has been updated to support recreation programs and online registrations.

Update on brand refresh project – updated logo, multiple colors and fonts. Worked with a graphic design student at Oregon State University. Fonts – Century and Open Sans.

Recreation - Sheila Brewer absent

President's Report – Dan Badders reported:

Thanked Todd Cooper and Ryan Asbury for their service to the community.

IV. OWNERS' FORUM

- An owner addressed the Board about the maintenance of the Bonneville Power greenbelt between Perimeter Drive and West Union Street. For now, Roland Levesque will be doing the mowing; Todd Cooper will check on the condition and address any deficiencies.

V. DISCUSSION TOPICS / OTHER BUSINESS

A. Solar Panel Policy Created by ARB

Discussion followed regarding the DRAFT Solar policy as presented by the ARB. Areas of discussion included requiring confirmation that the roof has at least 10 years of life left, whether or not to prohibit building mounted systems, and prohibiting third party leasing of equipment.

AGREED: David Boyd made a motion to approve the policy as proposed with grammatical corrections. Ryan Asbury seconded the motion and it carried unanimously.

The Board will formally accept the finished document at the June meeting.

B. Future Project Review and Prioritization

Jon Cole is still working with David Boyd to put the list of possible projects together, included costs estimates.

Dan Badders suggested forming a small board member committee to vet projects outside of the board meetings and make recommendations to the full Board.

C. Annual Meeting Prep – Seating For 100

Lindsay Sandor reviewed the plans for the upcoming Annual Owners Meeting. Discussion followed regarding the lack of candidates and how to proceed if there are not two nominations from the floor at the meeting.

Discussion followed regarding the proposed Survey questions, to be presented to members at the annual meeting and on the web site. Survey will be limited to questions about short term vacation rentals and the proposed project list. The Board reviewed the survey questions and made suggests for edits; Lindsay Sandor will finalize the questions prior to the May 8th Annual Owners Meeting.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 PM.

APPROVED

BY Lindsay Sandor, Secretary

DATE June 6, 2018