

FANNO CREEK TOWNHOMES OWNERS ASSOCIATION

Special Board of Directors Meeting Minutes December 5, 2018

Opening:

The Special Meeting of the Board of Directors of Fanno Creek Townhomes Owners Association was called to order at 7:00 PM on December 5, 2018 at the Tualatin Library by President, Matt Friesen.

Board Members Present:	Treasurer	Heather Macdonald	7595
	Secretary	Valerie Grey	7590
	President	Matt Friesen	7585

Member Attendees:

Maria Smith 7585
Bill Brotherton 7525
Jason Ling 7575
Lindsey Starks 7545

Two members attended by proxy

A. Approval of Agenda

The agenda was unanimously approved as distributed.

B. Approval of Minutes

The minutes of the previous meeting were read and approved with correction of Sheryl's address to 7580 from 7570.

C. Treasurer's Report

The treasurer's report was given.

D. Open Issues

1. None

E. New Business

1. Assessments for 2019.

Matt, citing figures from a chart projecting the Association's financial needs over the next five years which was presented at the last meeting, explained the Association's financial and legal obligations moving forward. As shown by the Reserve Study recommendation, which was performed by Bill Owens, the Association is required to budget for a reserve account as well as an operating account. The \$400 special assessment due March 1 will cover expenses already incurred and has been committed to meeting those expenses. The Reserve Study provided us with a schedule of depreciation which included roof work, siding repair, and eventual re-painting of all eleven units. In three to five years, roofs will need to be replaced on nine units. The Study recommended increasing monthly assessments to \$300 per Lot. Motion by Heather was made and seconded by Matt to adopt \$300 as the monthly assessment effective January 1, 2019. The motion was tabled.

2. April Election.

Bill nominated current Board members as officers to run for re-election in April.

3. CC&Rs

Questions arose about the CC&Rs and whether everyone has a copy of the CC&Rs and by-laws. 7545's former owner did not return a copy to the Board. Some homeowners are not certain they have complete copies, and some think that copies differ. Copies of the Secretary's CCR&s have been photocopied and provided to new homeowners.

4. Member Discussion

Speaking on behalf of non-attendee Mike Hammond, former HOA President, Bill asked to discuss officers' discounts at the April meeting. Mike proposes to remove discounts for officers and instead cap the dollar amount that officers receive at the current dollar amount. He recommends further that the HOA "get two bids for any item over \$500." The President and other Board members explained that the multiple-bid process has already been implemented. Homeowners desiring more specific information may contact the Board.

The merits and disadvantages of allowing homeowners to speak for those homeowners who do not attend meetings were also discussed. Several attendees expressed concern that homeowners not present "to hear all of the arguments" may not be prepared to address all the issues.

At the meeting's end an anonymous survey of the members present was taken by paper ballots on three items.

1. Should our complex be declared a "non-smoking community?"
2. Should we ban open fires on within the complex?
3. Should we raise the monthly dues from \$120 to \$300?

Votes were cast as follows:

1. Members voted 7-3 against declaring ourselves a "non-smoking community."
2. Members voted 6-4 in favor of banning open fires.
3. Members voted 6-4 against raising the HOA dues to \$300.

F. Adjournment:

Meeting was adjourned at 8:25 P.M. in Tigard, OR. by President, Matt Friesen. The schedule for the next meeting to be determined.

Minutes submitted by: Valerie Grey, Secretary