

### OPENING

**ATTENDANCE:** Damon Heer, June Heer, Sam Riley, Rod Dudley, Ken Ackerman, Becky Prentice, and Marcia Speed.

**MEETING CALLED TO ORDER:** The meeting was held at the TVFD and called to order at 7:07 p.m.

**PREVIOUS MONTH'S MINUTES:** Approved May 8, 2006, minutes. There was no meeting for the month of May since the annual meeting was the previous Friday. (Motion by Ken, 2<sup>nd</sup> by Rod)

Approved the April 10, 2006, minutes. (Motion by Ken, 2<sup>nd</sup> by Rod)

Reviewed the correction to the May 6 annual meeting minutes for 2005. These minutes were officially accepted.

Reviewed the May 5, 2006, annual meeting minutes. Several corrections will be made and approved at the next annual meeting in 2007.

**TREASURER'S REPORT:** The Board unanimously agreed to approve the treasurer's report s for the 2006 end of the year report. June has paid all bills except property maintenance. June gave Marcia and herself \$200 for services rendered as secretary and treasurer, respectively. Sam submitted a \$10 bill for reimbursement of gasoline purchased for mowing the RV lot. June transferred \$2,500 from savings into checking to help pay year-end bills.

June reported that Key Bank is now charging \$3.50 a month for returning checks in the monthly statement. She will check on-line to see if she can see the checks. If so, she will cancel this service. (Motion made by Sam, Ken seconded to approve the treasurer's report.)

### ACTIVE BUSINESS

**WELCOME COMMITTEE:** Rich was not at the meeting to report. June said there are new homeowners next to Judy Barney's house. She will inform Rich Osmon of this.

Becky, as our newest board member, asked what the "Welcome Committee" does. Damon reported that it accomplishes two things: A friendly welcome is always appreciated and it puts a face to the homeowner and to the HOA; and a packet is given to the homeowner with a clean copy of the CC&Rs and gives a brief description of them and answers any questions the new homeowner may have. Sometimes cookies or brownies are delivered with the packet.

Damon will ask Richard if he wants to continue doing this job.

## **COMMON AREAS:**

**Nature Park:** Damon Heer contacted Peggy Sacks and she will complete putting up the fence that is needed down by the bridge. Peggy also reported to Damon that the bark chips were spread and it looks really nice.

**Greenway Creek:** A concerned homeowner, Linda Thompson, has noticed that the grass along the creek has been cut the past two months. She thought it was to stay there to help protect the tad poles, fish, and frogs from the sun. She said that the creek in the next homeowner's association leaves this grass for protection. June Heer will find out from Peggy Sacks what we are to do and then let the mower, A & J, what they are to do.

**Greenway:** There is a bush that is growing through the fence into the tennis courts. June will also talk to A& J about this and request that they cut it back.

**Trash Removal:** Rod is taking care of this until June 30, 2006. Damon Heer will ask Judy Barney if she would take on this project. The amount of time was not discussed.

**RV Lot:** Sam reported there were pine cones all over the driveway at the RV lot. He swept them off the driveway and put into sacks. He asked those who have room in the recycle trash to pick up a bag.

Sam talked about all the work he does up there and feels it is going to be hard to find someone to do all that without payment. We discussed charging for each space up there to cover paying someone to take care of the lot. Some people have two spaces, in which they would be charged for both spaces.

Damon asked for volunteers to get together and come up with a proposal on what to do with the RV lot, create a payment/maintenance contract and management guidelines. This committee can consist of people on the board and off the board; people with recreational vehicles in the lot, and those that do not have any connection with the lot. Damon will contact the following people to see if they would be willing to be on this committee: Sam will be a consultant, Dudley Keen, Peggy Sacks, Ron Webb, and John Warner.

It was noted that a sign should probably be put up inside the lot saying: Park at Your Risk. Ken Ackerman has a contact to make a metal sign and he will give this information to June Heer.

**Tennis Courts:** June called K&L and they said crews will be in the area doing work for the Beaverton School District so they will get the tennis court completed by June 30, 2006. Richard got the fence back in place. Ken Ackerman will look for a net for tennis and look at the metal chains for the basketball nets. They make more noise, but will last longer.

**Mailbox Flyer Boxes:** The mailbox fliers were on the agenda, but it was getting late so this topic was not discussed at the June meeting.

**Greenway Benches:** This is Patti's project. She gave June Heer an ad for the wood needed for the benches. To replace all the wood on the benches and the picnic table, including bolts, will cost approximately \$255 to \$300. The budget allows for up to \$500 to cover this expense. June would like to see this done before the end of June so she can pay for it out of the budget for 2006. Rod Dudley would like to help with this so will coordinate work with Patti.

**Garage Sale:** The garage sale is June 23, 24, and 25. Patti is in charge of advertising. Rod will contact her about covering the sale through Craig's List. Signs will be put out on 209<sup>th</sup> and 198<sup>th</sup>.

**NEWSLETTER:** Rod is planning to prepare a newsletter ready to distribute at the end of the month or first of July. It will include: How people did at the garage sale; Annual HOA bar-b-que will be August 19<sup>th</sup>; remind homeowners kids are out for the summer so do not speed; remind people about the noise – dogs barking, music, mowing, etc.; and report that the tennis court project has been completed.

**HOMEOWNER APPLICATIONS:** Lot 306, the Foleys, submitted a request to add a room to the back of their home. Motion to approve the construction was made by Sam, 2<sup>nd</sup> by Rod.

**PROPERTY IMPROVEMENTS:**

**Lot 287 (McLeod)** The area of concern is not the home, but the RV that obstructs the sidewalk. This lot will be moved over to RV matters.

**Lot 360 (Nakayama)** A boy scout group might pick up this as their project. Am waiting for a call from the leader. It may not be until after school is out for the summer.

**Lot 340 (Boitz)** Damon Heer received a response back from the letter sent to her. She stated that she intends to fix up the property and work on the structure of the home. She wishes to comply with the HOA's request. Damon is going to send her a letter stating that all improvements must be done by October 1, 2006.

**Lot 283 (Endicott)** Damon received a letter of complaint regarding the Endicott's lawn and fence. With this complaint, Damon will send them a certified letter requesting they take care of both. He will also let them know that the vehicle in the driveway needs to either be removed or get the tags renewed on the license. A motion was made by Ken Ackerman to approve the sending of this letter, Rod 2<sup>nd</sup> it.

**Lot 308 (Wise)** Damon stated that the Wises' were not talking to him. So he asked the board to approve the mailing of a second letter regarding the removal of the three inoperable vehicles. This letter would state exactly what will happen legally if they do not remove the vehicles. A motion was made by Ken Ackerman for Damon to send out the second letter. It was 2<sup>nd</sup> by Sam Riley.

**Lot 369 (Pottmeyer)** This property has an inoperable truck in the driveway. A certified letter was sent to them regarding the vehicle. They did not pick up. So it was resent via regular mail. There has been no response. Damon received a letter of complaint regarding the looks of the home. It has been painted, but they stopped on one side and has not completed the job. The paint on one side of the house is two different colors. A motion was made by Sam Riley for Damon to send them a letter addressing the inoperable vehicle and the looks of the home. It was 2<sup>nd</sup> by Becky.

**INOPERABLE VEHICLES:** Out of the 11 letters sent out regarding inoperable vehicles, 5 have contacted Damon and corrected the situation; 1 homeowner said they have repaired the vehicle, but it is still not current with license registration; 1 truck still does not have current license registration; 1 homeowner stated they are planning on selling the vehicles so Damon will check to make sure these vehicles are sold; and 1 stated it was his deceased mother's car and wasn't sure what to do with it yet. The status of this vehicle will be checked on.

Second warning letters will go out to two homeowners – Wises and Fullers. This letter will tell them exactly what is going to happen regarding court fees, hearings, etc. A motion was made by Ken Ackerman for Damon to go ahead and send out these letters, and it was 2<sup>nd</sup> by Becky Prentice.

**MEETING ADJOURNED:**

The meeting adjourned at 9:07 p.m. A motion was made by Becky, 2<sup>nd</sup> by Sam.  
Next meeting is July 10, 2006, at 7 p.m.