

**OPENING**

**ATTENDANCE:** Damon Heer, Sam Riley, Judy Barney, Becky Prentice, Richard Osmon, and Marcia Speed.

**MEETING CALLED TO ORDER:** The meeting was held at 7:15 p.m.

**PREVIOUS MONTH'S MINUTES:** Approved July 17, 2006, minutes. Motion by Sam, 2<sup>nd</sup> by Becky.

**TREASURER'S REPORT:** June was not at this meeting. Damon reported for her that the collecting of yearly dues was going really well.

**ACTIVE BUSINESS**

**WELCOME COMMITTEE:** Rich visited four new homeowners and will have two more to visit by the weekend.

**COMMON AREAS:**

**Benches:** A BIG thanks to Patti and Rolf Schilasky, who took all the old wood off the benches. Another BIG thanks to Rod, Alan, Damon, and Ken Smith, who replaced them with new seats of wood (fir). The total cost was \$82. There is money left in the fund as \$500 was allotted for this project. June said she would like to paint the picnic tables and Damon said if someone wanted to do that fine, but the board will not monitor this project.

**Trash Removal:** Judy Barney is doing this. Judy will call for a pick-up on Monday since the bar-b-que is this weekend.

**RV Lot:** Sam reported the lot is in good shape. He noticed that the property on the North side of the lot has a lot of garbage piling up and he saw some rats. Becky will contact the county and see what the board needs to do to report this.

**Tennis Courts:** Only part of the striping has been completed. June called K&L and asked them why they did not finish the job. Now that we have the new surface, we need to put up signs saying "No Wheels Allowed." Damon stated that the North entrance to the tennis court will be locked off so the only access will be by the play area. This hopefully will discourage people from the street to use it. On the South side signs will be put up regarding the "no wheels" and asking that a time limit for activities be honored.

Damon asked for volunteers to buy the nets for the basketball hoops and the tennis net and install them. He will see who he can get to do this.

Judy will check on the price to make the signs needed for the tennis court. Damon will let her know who made our HOA signs and maybe he could do these also.

**NEWSLETTER:** The newsletter went out to board members to distribute to homeowners on August 10, 2006.

**HOMEOWNER APPLICATIONS:** The Board approved the added driveway for the Frankos. It really looks nice. The board also pre-approved work that will be done on Lot 316. Todd Wold bought the house to fix up and re-sell. They want to put up a fence in the front yard. The board will state that the fence cannot be higher than 4 feet high. Damon talked to the neighbors and they approve of the fence. Damon will tell the Wolds of the board's approval.

#### **PROPERTY IMPROVEMENTS:**

**Lot 360 (Nakayama)** We do not have a group yet to do this work as a community service project. Their daughter, Kim, came home and she was cutting back the juniper bushes in the front yard. **We will put them in the "Parking Lot"** and if we find a group that want to do some community service work, we will keep this yard in mind.

**Lot 340 (Boitz)** Damon stated he talked to the attorney again and a letter will go out to remind her that the improvements are to be completed by October 1, 2006. Damon has not seen any improvements being made so far.

**Lot 283 (Endicott)** They have put up a new fence and fixed up the front yard. We will take the Endicott's off this list as they have fixed up their home. Marcia will verify that the vehicle in the driveway has a current license plate.

**Lot 308 (Wise)** Damon sent a letter with the attorney's approval to the Wises. It stated that the following needed to be done: new garage door, clear all the clutter from driveway, paint house, trim bushes, and maintain backyard to acceptable levels. If nothing is done, Damon requested the approval of the board to send her another letter stating that if these repairs were not made, the HOA would hire someone to come do the work and charge her for the expenses. Richard made motion, Becky seconded it.

Judy Barney will talk to her and make sure she understands the seriousness of taking care of her property and what could happen if she does not do it.

Damon asked for ideas on who could do this. For the garbage, there is a business that will come in, load it up and haul it away (We Haul For You). Richard may have a name of someone who can do the repairs on the home.

**Lot 369 (Pottmeyer)** They have painted the side of the home, but they still have two inoperable vehicles in their driveway – a truck and an inoperable red car. Damon stated that he sent them a second letter regarding the vehicles. They will now go off this list and be placed under the “Inoperable Vehicles” list.

**Lot 287 (McLeods)** Washington County talked to them about having the motor home blocking the sidewalk. When asked what they were to do with it, the sheriff said to “put it on the street.” This motor home is now inoperable and on the street. They have purchased another motor home which is also on the street. This matter needs to go under “Inoperable Vehicles” so will be taken off the “Property Improvement” list.

### **INOPERABLE VEHICLES**

**Lot 287:** Concerns about the two motor homes on the street. The way they are on the street is a real danger to people driving around that curve on Westside. The two motor homes block any view and only one vehicle can get through at a time.

**Lot 369:** Concerns about inoperable truck and car in driveway.

**Lot 365:** The first letter went out to them to remove the vehicle. It is now in the street and the owner states someone drove it over there and has not come back to get it. It will be considered an abandoned vehicle. Marcia will call Washington County and report as such.

### **RV / TRAILERS / BOATS**

Damon is going to write a Mission Statement on this as the CC&Rs are not very clear about what rights the HOA has regarding recreational vehicles. It will be a good guideline for the committee when they meet.

**ANNUAL BAR-B-QUE:** It will be held on the Greenway on August 19<sup>th</sup> at 3 p.m. Damon asked the board to be there at 2:30 p.m. to set up.

Gas Grill – Judy will bring hers and Richard will see if Andy can bring one as they did last year.

Ice Chest with ice – Damon will provide the ice chest and Judy will fill it with ice.

Food – the food and drinks being provided by the HOA will be purchased by June and Rachael. They will also pick up all the utensils and paper products.

Kids Entertainment – Damon will ask Dudley Keen if he would like to coordinate this. Judy already called the fire department and they will be there as long as there is not a fire.

### **MEETING ADJOURNED:**

The meeting adjourned at 9 p.m. A motion was made by Sam, 2<sup>nd</sup> by Richard  
Next meeting is September 11, 2006, at 7 p.m.

## August 2006 Treasurer Report

### Sports Court.

The contractor has still not finished the lines at the court and so we have not paid them anything. The estimated cost is around \$800 when the job is complete.

The following items have been purchased and will be reimbursed to the Heers.

Back boards and nets	\$269.94
Tennis net	\$215.00

Also the bench wood and bolts \$86.85

### Dues

We still have the following 22 homes that have not paid.

Lot #s

265, 266, 270, 272, 289, 293, 296, 302, 304, 309, 319, 320, 321, 322, 325, 329, 356, 365, 371, 377, 378, 387,.

I will send notices this week.

I will have the year end accounts ready for Audit by 25<sup>th</sup>.

June

