

OPENING

ATTENDANCE:

Sam Riley, Damon and June Heer, Richard and Rachael Osmon, Patti Schilasky, Claudia Bettis, Rod Dudley, Allen Bump, Ken Ackerman, and Marcia Speed.

MEETING CALLED TO ORDER: The meeting was at Sam's home and they had a beautiful spread of goodies for all the board to enjoy. The meeting was called to order at 7:25 p.m. Introductions were made.

LIGHTS CONTEST: Each board member picked three houses they thought were decorated the best. These names were put into a hat and three names were picked. The winners were: 1) Mike and Terry Schaffer; 2) Kathy Welter; and 3) Barbara Knopes. Each will get a \$10 gift certificate from Fred Meyer. June will purchase these tomorrow.

PREVIOUS MONTH'S MINUTES:

The Board unanimously agreed to approve the meeting minutes for November 8, 2005, after amending the "Common Area, Benches" and put that Patti will check out prices, not Kathy. The minutes for September have still not been received from Kathy Pettigrew for the Board to approve. (Motion made by Sam, Richard seconded)

TREASURER'S REPORT:

June did not hand out a budget report. The only expenses that went out were electric bill and mowing. She still has 4 houses that have not paid dues. Certified letters went out last month, but some of the certifications have not come back.

ACTIVE BUSINESS

WELCOME COMMITTEE: Richard and Rachael Osmon are still the welcome committee. They need to welcome lots 261, 298, and 356. They will get this done this month.

COMMON AREAS:

Greenway: Not much going on. The painting of the play equipment will be tabled until spring where graffiti was written. Bench project will also be tabled until spring.

Nature Park: Damon will contact Peggy and see if she wants to finish this project. A fence needs to be put up down by the bridge. There is still \$164 of grant money left for this project.

Trash Removal: Will do one-year assignments since the Board now has garbage pick up on "will call." Rod will do it until the end of the fiscal year (June 30, 2006).

Newsletter: Rod Dudley will be doing the newsletters and he will get one out in January announcing who won the lights contest, and covering some of the rules of the homeowners association such as homeowner's application for repairs, talk about activities the board covers year round, RV lot, etc. Then there will be one every quarter.

There was a discussion regarding advertising in the newsletter. A motion was made that Rod would present a proposal regarding this at the next meeting. He will address payment, collection of money, amount of each advertisement and how often, etc. (motion by Ken, seconded by Damon.)

Ken passed out a distribution map with each section colored for distribution of the newsletter.

RV Lot: Sam said everything is okay and there are no empty spaces. In the spring help will be needed to cut away roots in driveway and branches will need to be cut back.

Homeowner's Applications: Need to get back in the routine of having the homeowners submit an application if they are planning on doing anything to their property or home.

Set Meeting Time: The meetings are now officially switched to every second Monday of the month. They will still be held at the TVFD. Marcia will make a new sign and still put it out on the weekend prior to the meeting.

Director's Folder: Since the board has grown, we are short approximately seven books. Damon suggested holding a "tea" work party to assemble these, which would be at their home. Volunteers were Rachael, Ken, Marcia, Patti, and Claudia. A time was not set at this meeting.

ACTIVE PROJECTS

Property Improvements: There was a discussion on each home that the board feels needs to have some type of improvement – Lot 308 (Wise need upkeep of yard); Lot 287 (McLeod needs to remove the motor home as it covers the sidewalk and maybe remove the inoperable vehicles in driveway); Lot 360 (Nakayama needs upkeep on lawn); Lot 304 (Boitz' property needs upkeep, back deck needs structural repair, and rubbish in backyard needs to be removed); and Lot 283 (Endicotts' yard needs upkeep).

Damon explained the CC&R rules to us and the process that needs to be followed. Damon has been working with the Wises to keep their yard presentable; Claudia will call Washington County in regards to the motor home at the McLeod's home; Marcia talked to Marica Nakayama and they will accept any help they can to get their yard in shape this spring; No one has been able to talk to Ms. Boitz personally – Ken will try to contact her; and Marcia will contact the Endicotts to see if they would like help this spring on their yard.

ANY OTHER BUSINESS?

- 1) Blankenagels are going overseas for work and they will be renting out their home for the next year and-a-half.
- 2) A new sign on the East side is needed and would cost \$440 to replace. It was suggested that if we collect money for advertising in the Homeowner's Newsletter, that the money could go toward a new sign.

MEETING ADJOURNED:

The meeting adjourned at 9:20 p.m. (Motion made by Ken, seconded by Richard)