

Fairview Village HOA Phase 1 – 2019 Annual Meeting notes

President Brian Sonnier called the meeting to order at 6:30pm. In attendance were Brian Sonnier - president, Terry Hill – vice president, Jeff Dennerline – secretary/treasurer and Anson Bie – board member. Board member Chris Bennett was absent. Nineteen homeowners were in attendance, along with Mayor Brian Cooper and Director of Public Works Allan Berry.

Allan Berry answered many questions, including:

-Can the city help with a group purchase of the City Sprite Zelkova? Yes, if we know the number of trees needed. Might be able to store them at city hall or the public works building until residents are ready to plant them (At this point Terry Hill showed the root barrier that his gardener had recommended. The city also has a program that can help offset the cost of a root barrier, which while not mandatory, is *HIGHLY* recommended).

-Can the City paint the curbs in the pocket park lanes red? They can, but don't really want to as it doesn't last. Also, under Oregon law, any street under 20' in width (which these lanes are) automatically is a no parking street. It might be easier to treat this as an education/enforcement issue.

-There was much discussion about replacing street trees and interference with utilities. A street tree doesn't have to be replaced in exactly the location that the previous tree was removed from.

-It was mentioned that trees that are kept pruned tend to have less root growth. The folks on the south end of Phase 1 have done a nice job of trimming their trees; it will be interesting to see how they look this summer.

-When is the City scheduled to survey the Village sidewalks? We're starting to see many lifted areas. Allan wasn't sure where the Village is on the sidewalk enforcement program schedule. The City rotates the program throughout the city. All sidewalk work is the responsibility of the homeowner, but the city has had a grant program in the past.

-Allan mentioned that because of Fairview's substantial water rights, they would be drilling Well 10 in Gumdrop Park. This will require some reworking of the wetlands currently in the middle of the park, but the installation should be fairly unobtrusive.

-Mayor Cooper talked about the proposed dog park under the power lines along the Parkway (coming soon, need to get both PP&L and PGE onboard), the sidewalk under the train tracks on 223rd (core drillings to happen soon; everything is complicated by 223rd being a county road and dealing Union Pacific), the new Nuisance Law (this could greatly assist our neighbors with the local "drug" house), and the MSCO security camera program (not many cameras registered; see the HOA website for a link).

-Mayor Cooper was also asked about the old Dog Track site, and what might be going in there. Wood Village is trying to purchase a corner of the lot for a park. While the parcel's zoning does technically allow a casino, between state law and the general consensus of the community, a

casino isn't really an option. Fairview does retain certain veto rights when it comes to developing the old dog track.

-Both Allan and Brian discussed potential round-a-bouts at 207th and Halsey and potentially 223rd and Halsey. The idea is to remove the 'freeways' that link I-84 and Gresham and might force people to slow down and enjoy Fairview. Comparisons were made to areas in Portland where traffic slows and the area has become vibrant with many local businesses.

-After thanking Brian and Allan for their attendance, the board moved to approving the board meeting minutes from 12/30/18 (passed unanimously).

-Brian took the opportunity to thank Terry and Jeff for their assistance over the previous year.

-Terry spoke about his education about what the HOA is really about; we are all part of the association and as such are tasked with helping to maintain the CC&Rs and overall aesthetics.

-Jeff presented the secretary's and the treasurer's reports. We recorded a cleaned up version of our Bylaws and CC&Rs. Nothing was changed, it was to combine the 2003 & 2010 CC&Rs. Our finances are good, with \$36k in reserves. Last year, due to the association going through four treasurers, three annual assessments fell thru the cracks; we can't figure out who didn't pay short of asking every home owner for a copy of their cancelled check. Jeff is using a simple online accounting system that will allow us to better keep track of the assessments. Going forward, the board will turn over all late assessments (i.e. anything not paid by May 1st) to Vial Fotheringham for collections.

-The owners discussed a group wall cleaning and painting effort. Terry suggested that each person (or persons) be assigned a couple of segments of the wall. Jeff owns a pressure washer and airless painter that the association can use.

-Brian, Terry & Jeff were all unanimously re-elected to the board. In addition, Anita Lamoureux (lot #4) and Jennifer Maria (lot #64) asked to 'shadow' the board so that they can more actively participate in the future.

-Diane Jacobson (lot #85) suggested handing out custom refrigerator magnets with FVHOA contact info a nice reminder phrase about 'everyone being in this together'. Jeff will research and get back to the rest of the board.

The 2019 FVHOA Annual Meeting was adjourned at 8:15pm.

Jeff Dennerline
FVHOA Phase 1 Secretary