

**FAIRVIEW VILLAGE HOA PHASE I
BOARD MEETING
NOVEMBER 9, 2011 MINUTES**

Location 1050 NE Multnomah Drive (Pat's)

Call to Order at 6:50 pm. Attendance: Pat, Leslie, Dana, Jeff & Diane

Review of September 21, 2011 Minutes. Reviewed, updated and approved.

President's Report

1. Pat stated she had signed paperwork for lot# 34. Pat stated she received an email from Tonya Sawyer, with a Title Company because a hard copy was never received. This is a property owned by Carol Glasgow.
2. Pat stated she had received an email from Mike regarding the wall. He suggests going on with planned repairs and not paint as a quick fix. Mike indicated he wanted to address the board prior to the Annual Homeowners Meeting in February 2012 concerning the budgeted repairs and reasons why the repairs are necessary. Pat will invite Mike to the December meeting.
3. Pat stated she has an email communication from Volkert's with concerns they hadn't heard from the board in ref. to the ARB they had submitted in reference to installing a satellite dish. Pat sent them another ARB form and forwarded the completed form to Jeff for approval.
4. Pat stated she had spoken with Ron Foerster, who maintains the yard at lot # 15 with concerns that two Cyprus trees in the front of the house will cause damage to the hose and should be moved. Pat sent the homeowners an ARB form to complete and forward to Jeff for approval.
5. Pat stated that she had received an available date from Devree Lewmaster at City Hall for a meeting room in December. The board discussed and declined the offer as the date fell on Tuesday and posed conflicts for a few of the board members.

Committee Reports

1. Wall – Reference President Report.
2. Welcome – Pat stated she had notified Deny of the two residents that have moved into the area but hasn't received word from Deny that she had meet with them.
3. Treasurer Report - Leslie distributed the treasurer's report. Leslie reported she now had access to view CDs online. Leslie also reported that the bank will charge a monthly service charge but it will be refunded to our account each month upon request from Leslie. Leslie reported all homeowners have paid their annual fee; two homeowners had to pay a \$25.00 penalty.

Balance as of 11/8/11	
Checks cleared	-\$ 259.00
Outstanding checks	-\$57.00
Deposits	\$450.00
CHECKING BALANCE	\$3,482.81
Contingency Reserve CDs	\$4,003.34
Wall Reserve CDs	\$38,594.75
TOTAL ASSETS	\$46,080.90

4. Website/Newsletter – Pat reported she had access to the website and will complete the Newsletter and post on the website. Website has had 87,508 views since inception, 14,119 pages viewed since June 28th and 70 regular users.
5. ARB Two 1st notices sent to homeowners, two 2nd notices sent to homeowners and two 3rd notices sent to Homeowner at Lot #2 and Lot # 73 (both rental properties) from October walkthrough. Violations at both properties to be corrected NLT 11/9/11. Jeff reported he had completed a walk through on 11/09/11 and found violations. i.e: (garbage cans & recycle bins left out and yards needing weeding and/or mowing). Lot 2 and 73 still not in compliance – lot 73 has contacted Jeff to work on corrections. Lot 84 needs 3rd notice, lot 77 need 2nd notice, and 1st notice to be sent to 84, 69, 29, 83, 66 and 14.
6. Entrance – Nothing to report.
7. Graffiti - Nothing to report.
8. Review and correct address list – Pat distributed an updated list dated 11/9/2011.

Old Business

1. Due to other commitments, Pat requested a postponement of the proposal to a change to Schedule a due to the time required to notify the homeowners and obtain the necessary paperwork to pass any changes. The board agreed with the recommendation and elected to discuss at the annual Homeowners meeting

New Business

1. The board to begin budget process. Pat handed out documentation of the HOA actual budgets for 2005 through 2009, proposed budget for 2011 and proposed budget for 2012 for the boards review and discussion during the board's next meeting.

Adjourned at 8:05 pm.

Next Board Meeting: Wednesday December 21st at the Library, starting at 6:00pm

Submitted by Diane Jacobson, Secretary