

**FAIRVIEW VILLAGE HOA PHASE I
BOARD MEETING
TUESDAY, February 8,2011 at 6:45pm
MINUTES**

Location City Hall, Heslin Conference Room

Call to Order at 6:45 pm. Attendance: Pat, Leslie, Dana, Mike, Darrell& Diane.

Review November 9, 2010 Minutes Reviewed and accepted as corrected.

President's Report

1. Pat reported she had received an email from a home owner who reported seeing "2 guys" going through their recycle containers. Pat discussed the issue with Sergeant Gary Kirby, Fairview Police Department. Officer Kirby spoke to the Multnomah County Attorney General who stated arrests cannot be made if someone is looking through your recycle containers. Pat also stated she was told that a concerned homeowner witnessing someone going through their recycle container may call the local police stations non emergency number to report the incident and request assistance. Pat will posts the non emergency number in the website and discuss at the upcoming homeowners meeting February 28, 2011.
2. Pat stated that the house on lot #35, that had been in foreclosure, has been sold and the new homeowners are in residence. House on lot #8 is now bank owned. The rental house on lot #13 is currently vacant and the home owner mentioned he have people interested in renting as well as purchasing the property.

Committee Reports

1. **Treasurer Report** - Leslie distributed the treasurer's report. We have a total of \$504.31 in checking as of February 7, 2011; Leslie reported a total asset of \$4000.00(Contingency CDs) & \$38,043.52 (wall CDs). Total \$42,547.83.
2. **Wall** - Mike verified all the work has been completed on the cap post and column and payment was made. He also discussed a revised bid of \$1085.00 for power washing the exterior of the wall for 2011 budget year.
3. **Welcome** - Nothing to report.
4. **Website/Newsletter** - Pat reported 46 registered members. She also stated all the boards minutes, CC&Rs and revised Bylaws have been scanned and are on the website.

5. ARB – Darrell presented the “Walk Through Violation Record” as a result of his walk through the neighborhood January 29, 2011 and the board reviewed. 8 of 11 violations noted were trash cans left in an area seen from the street. It was noted that the same offenders are leaving their trash containers out and are not responding to notices. The board reviewed the and asked that Michele, who types the report include the number (1st, 2nd and or final) of notice on the report for the boards review. The board also requested the renter of the property as well as the home owner receive copies of the violation notice.
6. Entrance – Nothing to report.
7. Graffiti - Nothing to report.
8. Review and correct address list – Pat distributed an updated list dated 2/8/2011.

Old Business

1. Short Wall Repair – Will discuss in 2011 budget.
2. Status on Bylaws recording – Complete and on file.
3. Painting Fences White – Pat mentioned that on a recent walk through she noticed approximately 10 fences that had not been painted. Darrell to complete a walk through to compile a list of those lots with that have fences facing front that are not white. The board will discuss necessary steps to correct at the next board meeting.
4. Trimming Trees – Pat reported the tress have been trimmed near the entrance of NE Park Ln & along 223rd . The brick areas, on either end of the boulevard, at the entrance of the complex at NE Park Ln have been repaired after their recent cleaning.
5. Review calendar of upcoming events/tasks – Discussed in new business.
6. Budget Sheet Format - Pat and Leslie will review and present a new format for the monthly Budget Report to the board for review and approval.
7. Budget – Pat presented 4 proposals for Budgets for 2011/2012 Year
 - Proposal #1: Including Clean & Repair ALL Small Walls plus Cleaning Wall Exterior (\$16,855.00 – Total Budget)
 - Proposal #2: Including Clean & Repair ALL Small Walls plus Cleaning Wall Exterior AND Interior (\$17,940.00 – Total Budget)
 - Proposal #3: Including Clean & Repair Park Lane Small Walls plus Cleaning Wall Exterior (\$13,040.00 – Total Budget)
 - Proposal #4: Including Clean & Repair Pacific Drive & Multnomah Drive Small Walls plus Cleaning Wall Exterior (\$13,970.00 – Total Budget)

The board discussed the Breakout of what kinds of expenses the categories include:

Activities	Garage Sale,
Insurance	Beecher Carlson (Directors Liability), Liberty NW
License & Fees	Oregon Tax, Federal Tax, Corporate Division, IRS, Legal Fees
Operating & Supplies	Postage, HOA Annual Meeting expense, light bulbs, room rentals, copies, Committee expense reimbursement
Newsletter	Website fees, newsletter printing and distribution
Landscape	Plant Hangers, Plants, tree trimming?
Wall Repair & Maintenance	Cleaning, grafitti removal, wall repair

The board discussed the necessary capital needed from the CD reserve and various dues levels necessary to adopt Proposals 1-4 above ranges. The board adopted proposal 1 with a) no increase of homeowner dues for 2011 or b) with a 3% increase in homeowner dues. The budget will be discussed in detail at the homeowners meeting February 28, 2011.

New Business

1. Review Upcoming calendar tasks - The board discussed the upcoming homeowners meeting February 28 and made necessary plans to provide refreshments, handouts, etc. for the meeting.

ARB Business – Nothing to report

Adjourned at 8:30 pm.

Next Meeting: Annual Meeting, Monday, February 28th at 6:30pm

Next Board Meeting: Tuesday, March 8th, at 6:45pm - elect officers

Submitted by Diane Jacobson, Secretary