

**FAIRVIEW VILLAGE HOA PHASE I
BOARD MEETING
WEDNESDAY, May 11, 2011 MINUTES**

Location 1050 NE Multnomah Drive

Call to Order at 7:00 pm. Attendance: Pat, Leslie, Dana, Jeff

Review of March 8, 2011 Minutes. Reviewed, updated and approved with minor changes.

President's Report

1. Six (6) bills for past due annual fees plus late charge have been sent to homeowners.
2. The \$150 deposit paid to the City for the annual meeting has been refunded.
3. Signed bids for wall repairs and wall cleaning and gave to Mike G.
4. Contacted Steve Richardson with the City about
 - a. ordering and installing two additional flower hangers on the light posts by lot 78 and at the corner of Multnomah and Park Lane by Stone Park
 - b. hanging a total of eight flowering baskets this year
 - c. turning on the fountain in Stone Park
 - d. turning on the irrigation along the Park Lane Blvd in a timely manner
 - e. requested that the City replace the dead plants at the 223rd entrance to Park Lane
5. Had contact with Jeff Christiansen. They had paid their annual assessment, but when the check had not cleared, the Title Company also included in closing costs, with late fee included. We returned check to Jeff and once payment is received will reimburse them the \$25 late fee as they paid on time.
6. With Jeff's impending move, all website communications are to be forwarded to Pat.
7. Prepared a summary of CC&R sections for use by the ARB and will provide for documentation purposes.
8. Need to contact Devree after the 24th to see if City Hall will be available for June 14th. Recently the Commission meetings have not been held on the 2nd Tuesday and we have had to make other arrangements last minute.
9. Received word from Michele Wright that she would most likely be moving before the end of the year and would no longer be able to do the ARB secretarial tasks.

Committee Reports

1. Wall – Bids for wall cleaning (Hydroblast Pressure Washing) and small wall repair and external wall repairs at the corner of 223rd and Glisan (Stucco Systems) signed and work is to be completed as weather improves.
2. Welcome – Nothing to report.

3. Treasurer Report - Leslie distributed the treasurer's report. Until the Bank can provide Leslie with access to view CDs online, Pat will provide Leslie with updated CD information on a monthly basis.

Balance as of 3/20	\$ 499.83
Checks cleared	\$ -1,589.35
Outstanding checks	\$ -359.00
Deposits	\$15,975.00
CHECKING BALANCE	\$14,526.48
Contingency Reserve CDs	\$ 4,001.22
Wall Reserve CDs	\$38,290.69
TOTAL ASSETS	\$56,818.39

The payment to Cyberhood for the Website is still outstanding.

4. Website/Newsletter – Newsletter was prepared, distributed and placed on website. Next newsletter to go out after June board meeting. Website has had 65,302 views since inception, 68 regular users.
5. ARB - Seven notices sent to lots 12, 24, 42, 51, 60, 72 and 78. Received 3 work order requests – approved. Lot 59 approved fence replacement with conditional clause to require painting white (see below). Jeff to submit his ARB expenses to Leslie for reimbursement.
6. Entrance – Nothing to report.
7. Graffiti - Nothing to report.
8. Garage Sale – Garage sale notices have been sent. Date of event is July 9th and newspaper ads will be schedule in late June.
9. Review and correct address list – Pat distributed an updated list dated 5/11/2011.

New Business

1. Board discussed the need for an active Entertainment Committee to coordinate events, other than the garage sale.
2. Plan a September "Get to Know You" Neighborhood BBQ/Potluck and adopt a foster family to support – possibly in association with Sleep Country. Will publicize in summer newsletter to get volunteers to help plan.

3. Started discussions on proposing a change to Schedule A to alter the existing fence color requirement of White only to include house color, plain wood. The Board to come up with appropriate wording and then present to attorneys for review before sending to HOA. Decision needs to be made on timing to present to homeowners (September/October) as it will require a higher percentage response and affirmative vote and the process is involved.

Note: The ARB work request order for fence replacement was approved conditionally based on whether this change is eventually approved by the homeowners or rejected.

Review Upcoming Calendar Tasks - Upcoming tasks

June

Newsletter after Board meeting (with Summer City events, heads up on Schedule A planning)

July

Garage Sale

September

BBQ/Potluck, reserve Fairview Community Center for Annual meeting

October

Present Schedule A revision to HOA

November

Newsletter

December

Budget

January

Continue Budget planning, send out Annual Meeting Notification, Newsletter

February

Prepare for Annual Homeowners Meeting.

Adjourned at 8:15 pm.

Next Board Meeting: Tuesday, June 14, at 6:45pm

Submitted by Patricia Alfonso, (in absence of Diane J, Secretary)