

**FAIRVIEW VILLAGE HOA PHASE I  
BOARD MEETING  
TUESDAY, September 21, 2011 MINUTES**

**Location** 1050 NE Multnomah Drive (Pat's)

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

**Review of June 28, 2011 Minutes.** Reviewed, updated and approved.

**President's Report**

1. Pat stated Chase Bank would not make necessary changes to allow Leslie to have access to the CDs until she (Pat) and Leslie were present at the bank. Pat and Leslie will arrange a date to go to the bank and make the necessary changes so Leslie will have access to the CDs.
2. Pat stated Chase Bank would not change the \$15.00 Service fee, as previously stated, so the board discussed a possible change to another bank or credit union that doesn't charge a service fee. Pat to research possibilities and report to the board at the next meeting.
3. Norman Mayberry, Lot # 68 recently died and Pat suggested the board sign a sympathy card and she would take to the daughter who is living in the house.
4. New homeowner, Bent Muresan, recently moved into the home at Lot # 38.
5. Pat stated she has had numerous requests from Realtors and Mortgage Companies in reference to annual fees for homes not in our HOA.
6. Pat stated she had received a notice from Lindsey Nesbitt, Fairview Senior Planner, stating they are looking to remove Greenridge Park from inventory (Park Lane median), and donate Gumdrop and Fezett parks to our HOA. The HOA would be responsible for the maintenance. Pat responded to Joseph Gail, Fairview City Administrator via email with our concerns to the proposal to share at the City Council Meeting July 6, 2011. Ms Nesbit requested a chance to address the homeowners and Pat suggested she address the homeowners at the Annual Homeowners Meeting in February 2012. Will continue to discuss when planning the agenda for the Homeowners Meeting.
7. Pat stated she had received fourth-hand information from a concerned homeowner that a renter in the HOA was raising medical Marijuana in the garage. Pat consulted our attorney on the matter. The board discussed the issue and decided to not pursue the issue as it was not addressed in our CC&Rs and the information came to us fourth-hand. Pat will discuss the board decision with the concerned homeowner. Leslie has received the invoice (\$234.80) for the attorney fees and the bill will be paid.
8. Pat reported a potential buyer for Lot # 34 if they can widen the driveway.
9. Unable to get a commitment from the city to schedule our board meeting at the city hall. The board decided to continue meeting at Pat's house until a new location can be found. The local library closes at 8:00 PM and wouldn't give the board a long enough window for our meetings. Pat suggested the Harrison Community Center and will inquire. We will continue to discuss at the next meeting.

**Committee Reports**

1. Wall – Small wall repair completed.
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 6/27/11	
Checks cleared	-\$ 12,251.00
Outstanding checks	-\$0.00
Deposits	\$1,075.00
<b>CHECKING BALANCE</b>	<b>\$3,349.61</b>
Contingency Reserve CDs	\$4,003.17
Wall Reserve CDs	\$38,538.67
<b>TOTAL ASSETS</b>	<b>\$45, 891.40</b>

3 homeowners have not paid their homeowner dues. Pat will send them a 3rd notice via certified mail.

NOTE: Diane, my records show 2 homeowners so need detail from Leslie

4. Website/Newsletter – Pat reported she could not access the website with her admin. login and will contact website administrator tomorrow. Pat to 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 - Six 1st notices sent to homeowners. Six 2<sup>nd</sup> notices sent to homeowners.
6. Entrance – Nothing to report.
7. Graffiti - Nothing to report.
8. Review and correct address list – Pat distributed an updated list dated 9/17/2011.

### Old Business

1. Board continued discussions on proposing a change to Schedule A. The board made the following suggestions. 1. Currently under Specs Garden Walls; Item #1 Fences shall be of the spindle, picket or aboard type, with the pattern approved by the ARB. Fences that face the street shall be painted white {The Board proposal, add: (or alternative color approved by ARB)} 2. Currently under Material item # 3 Fences may be made of Steel or wrought Iron. Pat will include an item in the newsletter to let the homeowners know that the change in Schedule A is planned to come out for their consideration in the near future. {The Board proposal, add: (Other fencing materials approved by ARB)}. Pat to forward the proposal to the present to attorneys for review before sending ballots to HOA in October with a reminder in November to send ballots in for tabulations. 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.

### New Business

1. The board discussed the need to paint the exterior wall after the recent power washing, which caused some abrading of paint in areas. Pat suggested Mike be consulted on the possible painting and discuss with the board at the next meeting.

**Adjourned** at 8:15 pm.

**Next Board Meeting**: Wednesday October 19<sup>th</sup> at Pats, starting at 6:45pm

Submitted by Diane Jacobson, Secretary