

FAIRVIEW VILLAGE HOA PHASE I – Board Meeting

July 25, 2023 @ 6:00 pm

Location: Fairview Library Meeting Room

In attendance: Dixie, Kay, Kurt and Wayne.

- Meeting called to order @ 6:00 pm
- The board meeting minutes from April 17, 2023, were unanimously approved with the change of the meeting date in the header to April 17, 2023.
- Wall –
 - Wall Washing Project – The contractor performed the wall washing Thursday and Friday, June 22nd and 23rd, for the agreed upon bid of \$3,400, and the work was done very well. Any work revealed by the washing was completed by the Wall Team during the weeks that followed.
 - General Wall Maintenance – Rich reported no graffiti since the last board meeting.
 - Doug Walls brought a concern about roots from City trees growing toward the HOA wall along the section of 223rd between the park and Park Ln. The Wall Team will investigate.
 - Teresa Birch reported that dead trees in the backyard of 806 NE Pacific may be putting the wall at risk in that section. The Wall Team will investigate.
- ARB –
 - Kay reported that the ARB met on June 28, 2023, to discuss complaints submitted by an owner on June 12, 2023, regarding several properties. The results of the ARB investigation were sent to the complainant on July 7, 2023. Copies of the results and the ARB meeting minutes were sent to the HOA board and ARB members.
 - Per recommendation by the ARB Committee, the HOA board considered 2nd Notices Pending Fines letters for ongoing landscaping non-compliance for the three properties listed below. The board discussed each situation individually and unanimously approved sending the letter to each one. Owners have until August 13th to act to avoid fines.
 - 760 NE Pacific Dr, 1081 NE Multnomah Dr, 22139 NE Park Ln
 - The idea of a group of neighbors who are willing to assist owners who need it was discussed. While it was agreed that this cannot be seen as a responsibility of the HOA, if a group is organized with contact details, then that information can be passed along in a community newsletter.
 - Wayne reported that the scheduled observations are going well, with 1st Notices resolving most non-compliance issues.
- Welcome – Dixie reported her contact with new neighbors at 798 NE Pacific and 1228 NE Multnomah.
- Secretary/Treasurer
 - 2023 Annual Assessments – all annual assessments have been paid.
 - Dixie, Kay and Rich are volunteering to assist with eliminating HOA storage by digitizing and recycling documents, and by relocating other items to be kept. They will connect with Jeff about how to proceed.
 - Dixie is doing more research into electronic assessment payment options that can address concerns voiced in previous discussions.
- Request received from Sue Johnson (potential buyer) – do the HOA documents allow using an ADU for temporary/short-term occupancy, such as Air B&B, VRBO, or 3-month traveling nurses. After much discussion of CC&R section VII.1 without determining a final response, it was agreed that Dixie will contact Sue Johnson for additional details, including how soon an answer is needed. The HOA response will be determined at the next board meeting.
- Next Board Meeting TBD.
- Meeting adjourned @ 7:36 pm.

Submitted by:

Wayne Palmiter, FVHOA Phase 1 President (on behalf of the Secretary)