

**FAIRVIEW VILLAGE HOA PHASE I**  
**Board Meeting – October 9, 2023**  
**Location: Fairview City Library**

In attendance: Wayne, Kurt, Jeff, Dixie & Kay.

- Call to Order @ 6:01pm
- Prior Meeting Minutes; the minutes from the July 25, 2023 board meeting minutes (with minor corrections), August 2, 2023 emergency board meeting minutes, and August 28, 2023 special board meeting minutes (as recorded by Kay) were approved.
- Wall Team
  - No current graffiti.
  - The wall has been “winterized” and should be good until spring.
  - No root issues at this time.
- Welcome Team
  - New renter at 753 NE Pacific. Property is to be rented.
  - No one has met the new owners at 22120 NE Park Ln.
- ARB Committee
  - A second notice was sent to 753 NE Pacific and the issue seems to be resolved.
  - The ARB meet two weeks ago and might be done for the winter months.
  - Lot #2 (1228 NE Multnomah Dr) has missing shingles & an abandoned DSS dish. A notice was sent on October 12, with a resolution due date of November 1. It was agreed that a fine of \$50/day was the appropriate amount.
  - There was a brief discussion about the management company’s history with the HOA/ARB.
- Short-term Rentals (such as Air B&B)
  - It was reiterated that *“Short term rentals, 30 days or less, are not allowed by the CC&Rs of our HOA. The City of Fairview regards rentals of 30 days or less as a commercial hotel/motel. Operators are required to register the operation and pay transient lodging taxes. Our CC&Rs do not allow for such commercial operations.”*
- Storage of paper docs and other materials
  - Dixie will make arrangements to retrieve and scan appropriate documents.
  - The HOA will retain the garage sale signs and any other articles until at least the next owners meeting.
- Financial Reports
  - Review reports previously provided.
  - It was decided that an account balance report would be provided at each board meeting.
- CC&R Monitoring and Enforcement Process
  - Much discussion as to the current processes, the CC&Rs vs Resolutions, how & when to monitor, the Board of Directors vs the ARB, etc.
  - Discussion of awareness of when an owner is not in compliance and what methods to use for monitoring and investigation.
  - A history of when the ARB was more efficient.
  - Discussion of making sure the process is transparent.
  - The possibility of using a management company to assume the ARB duties.
- Next Board meeting
  - January 2024, unless needed earlier.
- Meeting adjourned @ 7:37pm.

