

FAIRVIEW VILLAGE HOA PHASE I
Board Meeting – February 6, 2024
Location: Troutdale City Library

In attendance: Wayne, Kurt, Jeff, Dixie & Kay.
Also, Rich Bowen & Eric & Sue Johnson.

- Call to Order @ 6:03pm
- October 9, 2023, Board meeting minutes unanimously approved with the correction of the fine for Lot #2 is \$50/day, not \$25.
- Wall Team: graffiti on the north return wall was painted over. No damage noticed from the ice storm in mid-January. Walcott was chosen to replace the all the lamps at the east entrance for the sum of \$2967.
- Welcome Team: new renters have moved into 760 NE Pacific/Lot #18. Also, Eric & Sue Johnson have purchased 22120 NE Park Ln/Lot #47 & will continue to keep it a rental property.
- Storage of paper docs and other materials: Dixie had sent an email in mid-December outlining what she had sorted thru and her plans to scan relevant documents and shred any duplicates or obviously outdated documents.
- Financial Reports: Jeff reported that he had combined the savings & checking accounts and the combined balance was \$71,935.23.
- 2024 Assessments: With what little action we had with emailing the first set of invoices it was decided to forgo the email and just USPS mail all invoices, with the terms being the same as previous years (assessment is due March 1st but the board has always held off on late charges until June 1st). It was decided that any type of online payment was unnecessary. Further, to save on expenses, the first invoice will be mailed with the annual meeting notice.
- ARB
 - Wayne presented the new AEB Improvement Log, which includes activity since March 2020
 - The Board decided that it didn't have any jurisdiction over the proposed little lending library.
 - 1228 NE Multnomah/Lot #2; after consideration of the timeline and discussion about previous infractions, a fine of \$350 (seven days at \$50/day) was voted on and approved unanimously. Jeff will generate the invoice for mailing,
 - Several "holiday" wreaths were noticed still on display after the end of January and were issued an ARB Violation First Notice. As a test of the new system, it was unanimously approved to send second notices. Jeff noted that this was most likely unenforceable as determining whether a wreath was a holiday themed or simply seasonal was not possible.
- Annual Meeting
 - After discussion, the 2024 annual meeting was decided to be held on Wednesday, February 28th, with a first choice of location being Fairview City Hall council chambers, and second choice being

the Harrison Community Center. [Post this meeting, City Hall was secured for the Annual Meeting]

- Directors: Wayne & Kurt's terms are both ending. Wayne has decided not to serve again, Kurt will serve if asked. All other directors terms end next year.
- As usual, a plea to other owners who might be interested will be in the meeting notice.
- The agenda will be the on prescribed in the by-laws, with the addition of discussion about the condition of the mail boxes.
- Jeff will provide financial handouts.
- Wayne will provide the meeting notice, Jeff will print up the notices and invoices as well as mailing labels, and Dixie & Kay will stuff and mail envelopes.
- The notice will also include a comment that we will be taking Annual Assessment payments at the annual meeting.
- CC&R, Enforcement Resolution, ARB Committee: Due to time constraints, a brief discussion took place, which can continue at the next post-Annual Meeting board meeting.

- Next Board meeting
 - Organization meeting after Annual Owners' Meeting
- Meeting adjourned @ 7:53pm.