

FAIRVIEW VILLAGE PHASE 1 HOA
June 10, 2024 6:00 PM Board Meeting
Troutdale Multnomah County Library

In attendance: Board members: Dixie Bowen Kurt Hudson, Jeff Dennerline, Kay Metsger, Jessica Hall
Homeowners: Rich Bowen, Chris and Teresa Birch, Doug Walls

Call to order by Dixie Bowen, President, at 6:04 PM

1. Prior meeting Minutes from February 28, owners meeting read. Clarification of Jessica volunteering for Board role discussed.
 - Motion to approve minutes by Dixie, second by Kurt. Minutes approved.
 - Motion to accept Jessica Hall in the Board position made by Dixie, second by Kurt. Motion carried.

2. COMMUNICATION between Board and members
 - Google drive access discussed
 - Four separate Google accounts exist (Secretary, Treasurer, ARB, Board). Jeff is currently the administrator. He and Jessica will look into “Google groups.” Jeff will expand access of drives to other Board members including access by President to be second on the Treasurer account. Control of passwords was discussed.
 - Dixie will assume function to hand deliver hard copies of newsletters to residents who do not have e-mail accounts.

3. TASKS of Board Members
 - All Information solicited by escrow companies will be forwarded to/reviewed/handled by Dixie
 - HOA PO Box is checked by both Jeff and Kurt (2-3 times per week)
 - Jessica will serve as the HOA webmaster. She proposes that the ARB request forms be available on this site in the future.
 - Jessica will assist accessing accounts using a “view only with comments mode.”

4. ARB COMMITTEE - Kay
 - Summer schedule has been set for the 3 rounds of observations. The first week was completed the week of June 3-7. ARB member, Teresa, Donna, Desi have used a new reporting form prepared by Dixie and was helpful in more efficient rounds. Spreadsheet is being revised. Results are being collated with first “yellow” notices being mailed out this week. ?For your revision?
 - Discussion on using USPS mail plus emails for notification. Kay will mail out cards; Dixie will email out the same notice to all recipients (including existing renters). Cards always include a reference to specific CC&R violation noted.
 - A follow up notice was discussed as a thank you for compliance. Dixie will send either by e-mail, text or hard copy
 - Many violations were observed involving the “parking strip” area. Dixie will include newsletter information reviewing that the strip is the homeowner’s responsibility in addition to highlighting this to new owners/renters upon moving into the village.
 - Some violations include placement of garbage cans, not “hidden from view”. Desi via Kurt will forward information on a possible garbage can “garage” for Dixie’s review. These would need ARB approval.

5. WALL COMMITTEE - Rich Bowen
 - Damage noted on corner of 223rd and Glisan, pictures provided by Rich. Three quotes for repair were reviewed. Dixie moved to accept the bid from Rose City Plastering, second by Jessica. Motion carried.
 - Rich to contact Rose City/Jeff Pederson to proceed with his \$800.00 bid for repairs. Rich will paint the completed project.

6. WELCOME COMMITTEE - Dixie Bowen
 - Dixie noted that 2 homes have recently sold, 2 are pending sales and 1 actively on the market.
 - Dixie will send contact info to Jeff to update the master list of addresses as they become available.
 - Jeff will update the list of HOA members adding columns for renter information. Rented properties are highlighted.
 - All are invited to share any information as they learn of new residents.

7. TREASURER REPORT - Jeff
 - Copies of Jan. 1-Jun 10 Balance sheet, Profit and Loss and Cash Flow given to all
 - Total cash in bank checking account=\$87,559.95
 - Expenditures totaling \$3,186.86 noted.
 - Jeff to provide checking account/ledger line item detail to Board. Jeff will set up President's access to HOA Treasurer account, thus complying with "2 person accountability" as per C,C & R's.
 - Doug asked about setting up a savings account to access interest. Board discussion tabled this due to lengthy and costly process to set up HOA as a fiduciary, tax implications, etc.

8. UNFINISHED BUSINESS-Dixie
 - Confirming fees were received from lot #2 regarding dish and shingle repair 2023

9. NEW BUSINESS-Dixie
 - Dixie shared her vision of activities/events to promote neighborhood interest groups.
 - A July "meet and greet" in Fezett Park in south end of HOA is being explored. Dixie has acquired a form to reserve the park per Fairview City guidelines/schedule
 - Group ideas include an additional book club, helping hands (for landscape needs), mailbox cleaning, puppy pals, kids group, walking group, biking group, craft/yarn art, garage sale coordination, safe sidewalks.
 - HOA Facebook page is a Non-Board page but could serve as another resource of information for our Fairview Phase 1 HOA.
 - Dixie confirmed there is a Multnomah County Sheriff's office in City Hall. Jeff noted there is not a full time deputy assigned there.

Meeting adjourned at 7:10PM.

Respectfully submitted by Kay Metsger, HOA Secretary.