

Scott Mountain Homeowners Association
Board Meeting of February 7, 2012

Location: Fire Station, 9336 SE Causey

Board Members Present: Carl Feague, John Chapman, Dave Gilman, Jim Graham, Dan Otis, Ted Seble, Rick Wolff

Absent: Jay Moffitt

Homeowners and Guests Present: Janet Wolff

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Call to Order: 7:10 pm by Carl Feague

Minutes: Minutes of the January 3, 2012 Board Meeting were approved with one correction, which is change "president" to "treasurer" in the section on officers on page 4.

Treasurer's Report - Richard Wolff: Checking \$XXX Maintenance and \$XXX Reserve

No dues were paid in the past month. The insurance bill was paid.

Rick made known his wish to resign to pursue other activities. Rick will transition the treasurer's duties to John Chapman (see motion below under President).

Dues Status: 14 Homeowners are past due for 2011-12 assessments. Payable is \$XXX. 12 Homeowners are past due for one year and more. Payable is \$XXX.

Expenses and Reimbursements: none

COMMITTEE REPORTS AND DISCUSSION

President: Carl Feague

Carl communicated with Chris Paul, the new representative of the Oregon Department of Forestry (ODF). ODF is interested in doing work in the common area again as part of the Fuel Reduction Project and will be in touch later in the year. Carl received ODF partial reimbursement (\$1125) for the stewardship plan costs.

The Homeowners Association is now on Facebook.

Carl visited with a homeowner on Stevens Court who home borders the work done in the common area. She was inquiring about the Association doing some replanting to provide a visual block for her yard from the common area. The Board discussion covered if it was appropriate for the Association to provide this benefit, and if this would mean it would need to be done for others. It was decided not to do any replanting now.

Carl said that Rick was requesting to resign from the Board. The discussion centered on the need for additional Board members. Carl made a motion to send out a letter to all homeowners requesting some homeowners volunteer to join the Board, as Rick resigning would leave the Board with only 6 members. The motion past with all Board members present voting yes.

Carl opened the discussion on who is best qualified to take Rick's job as Treasurer. John Chapman said he had previous financial experience and would be willing to do the job. Carl made a motion for John Chapman to replace Rick as Treasurer. The motion past with all Board members present voting yes.

Dave Gilman can now sign checks on the HOA bank account at Chase.

Covenant Compliance: Dan Otis

Resolved/progress:

XXX SE100th Drive - This was a complaint that was discussed at the last meeting concerning a large dog, rubbish that is visible, and a tarped Jaguar. Progress was made but not all problems have not been corrected. Dan will continue to check.

XXX SE Stevens Way - This was a carryover from last month. The pile of wood had been removed but the owner still needs to move the wheelbarrow.

XXX SE 96 - This is a carryover where Dan had contacted the owner about a collapsed fence. The owner has started work on replacing the fence.

XXX SE 93 - This was a complaint received in January that Dan further investigated. There are two dead trees in the yard that should be attended to, but it was agreed to give the home owner some time to work on them. There is a dirt pile in the front yard, but Dan said it wasn't so bad that it needed to be removed, and the Association probably can't force the owner to remove the dirt pile. Dan said the multi-color play structure appears to have been there for a few years. Carl made a motion for Dan to talk to homeowners about these issues. The motion past with all Board members present voting yes.

New Complaints:

There is a tall (about 60 ft) dead tree near the path between 97th and Derek Court, and between houses. Carl made a motion for Dan to talk to the homeowner about removing the tree. The motion past with all Board members present voting yes.

Dan will talk to new residents (renters) on King Way that are leaving their garbage cans on the street and let their dog run loose.

Violations Pending Further Action

Carl will send a letter to the homeowner on 100th drive. See above.

Architectural: no report

Environmental: Jim Graham

Jim said he has read the Forest Stewardship Management Plan and that he liked. He suggested all should read it.

Jim said he would arrange for drop boxes with Sunset in the spring.

Safety: John

John said he will have a report on paths next meeting.

GENERAL BUSINESS

Professional web site – The Board discussed the Association Voice web site suggested by Carol. The discussion was about what was included and what it would cost. It was agreed that this would be worth looking into compared to what we have now. What is the cost comparison? What is the email function? Carl will check and we can discuss at the next meeting.

Garage Sale – The Board is interested in continuing this event if there are enough home owners interested in participating. We will ask for volunteers to coordinate and organize a sale this year. This will be in the spring newsletter. The sale will be in June. Carl made a motion to allocate \$250 for use in doing a garage sale. The motion passed with all Board members present voting yes. Jim will check on signs used last year.

Monthly meeting signs – John will check on a price for signs announcing the monthly meetings at a sign company.

April newsletter – Kinkos will do the mailing of the newsletter. All Board members should contribute to the content.

Adjournment: at 8:38 pm by Carl

Next Board Meetings: March 6, 2012 at 7 pm at the Fire Station

And each first Tuesday of the month in 2012 that follows, except in August and December.