

Scott Mountain Homeowners Association
Board Meeting of January 3, 2012

Location: Fire Station, 9336 SE Causey

Board Attendees Present: Carl Feague, John Chapman, Dave Gilman (arrived 7:10), Jim Graham, Jay Moffitt, Dan Otis, Ted Seble, Rick Wolff

Homeowners Present: Carole Graham, Robert Dredge

Call to Order: 7:04 p.m. by President Carl Feague

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Minutes: Minutes of the November 1 Board Meeting was approved as submitted.

Treasurer's Report: Checking \$XXX Maintenance and \$XXX Reserve
CD XXX \$XXX, CD XXX \$XXX

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.

Reimbursements: Carole Graham submitted receipts and requested reimbursement for Holiday Lighting Contest signs, postcards and stamps along with reimbursement for personal supplies used during the prior year for Board business. The Board agreed to the expenses and a check was delivered at the meeting.

Foreclosures: Carole Graham received foreclosure notices with notice of upcoming auctions.

XXX SE 96th Court – XXX: to be sold on 4/12/12
XXX SE Steven Court – XXX: to be sold on 4/4/12
XXX SE 100th – XXX: – notice of foreclosure on 3/5/12.

Notification to State of Change of Officer Contact and Street Address: As Carole is no longer an officer, a change will need to be submitted to the Corporation Division. Carl agreed to be the contact and Carole will research the procedure to make the necessary change.

Insurance Renewal: Rick received notice from State Farm that our premium is now due and he will make payment this week.

COMMITTEE REPORTS AND DISCUSSION

Covenant Compliance:

Violations Pending

XXX SE 100th Drive – We received a letter of complaint on November 1 concerning: 1. A large dog that remains outside day and night and is howling late into the night. 2. Rubbish that is visible to neighbors and is not properly contained. 3. A tarped Jaguar car that does not move. Carole sent a first letter warning of violations with a demand to correct by November 15, 2011. Not discussed at this meeting.

XXX SE Stevens Way – Dan visited with the resident and requested that a long-time pile of lumber be removed from the front yard. The resident agreed to do so.

XXX SE 96th Avenue – Dan attempted to call on the resident to request that a collapsing fence be removed, repaired or replaced. No one came to the door. He requested that we send a letter notifying the resident of a maintenance violation.

XXX SE 93rd – Dan received a maintenance complaint from a neighbor concerning an unused "psychedelic" play structure, two dead trees and pile of top soil that has been ignored for over a year. Further investigation and possible letter of violation may be required.

Architectural:

Pending Issues:

XXX SE Steven Court and XXX SE Steven Court – Tree Removal Requests

Carole sent letters to both homeowners on October 7 requesting that they submit written requests complete with an arborist statement. Both were warned of penalties for unauthorized removal of trees that exceed the diameter of 6 inches at the five foot level. Jay has not received any written requests to date.

Policy Regarding the Recommendation of Specific Arborists: The board discussed offering the option to contact one of three suggested arborists when we request an arborist's decision regarding removal of trees. It was concluded that this sort of trade restriction was not necessary and may be outside the bounds of the board's authority.

Environmental:

Common Area Fuels Reduction Plan

Carl submitted an invoice to the Department of Forestry to reimburse up to 75% of \$1,500 due for preparation of a Stewardship Plan. The plan is in the hands of Rick Wolff.

Carl will follow up with ODF/ Dave Rygell to determine whether a replacement has been hired. Future work will need to be coordinated with Dave's replacement pending approval for continuing the project through a grant.

Complaint Regarding Tree Infested by Termites

Jim met with Rich's Tree Service to inspect the tree identified by Nancy Bruns-Hall. A written statement was submitted to the effect that the tree appeared in a natural healthy state and there was no serious damage or infestation. The statement will be filed with these minutes.

Safety:

Regarding Cracks in Asphalt on Common Paths: There was further discussion about repair of the cracks caused by root upheaval. John agreed to document specific issues and report at the March meeting.

Condition of Paths: One warning sign concerning "Slippery Paths" is still missing near the entrance off 98th Court. Jay offered has ordered the sign and will replace it. (No report on status at this meeting.)

Social and Communication:

Holiday Lighting Contest: The Lighting Contest Committee sent postcard notices, ordered signs and judged displays on December 23.

Winners include:

Holiday Spirit: XXX SE Nancy Court William and Karen Wilson
Color Explosion: XXX SE 97th Court Mick and Lita Glassley
Creative Design: XXX SE Steven Court Richard and Eileen Reid
Griswold Special: XXX SE Derek Court Mike and Susan Jette
Best Overall: XXX SE Nancy Court Charles Zwick

General Business:

Liens for Past Due Assessments:

Jay talked briefly with an attorney he works with to request information about filing liens on the top three or four past due accounts, in particular, updating an existing lien on XXX SE Kela Court. Court. The attorney agreed that the liens should be updated periodically. The board agreed to allocate \$250 toward updating the lien on the Kela Court property.

Goals for 2012:

1. Improve communication between board members and with homeowners. In November's meeting Carl asked Carole if she would serve as a committee member and consider building a usable e-mail list in order to blast e-news to homeowners on a regular basis. Rick volunteered that his daughter is working on a project to update and improve the appearance of the SMHOA website. A more dynamic website serves to intrigue and involve homeowners more.

Carole suggested that the Board consider a 'subscription service' offered by Association Voice, provider of website management software specifically for HOAs, It has recently been adopted by Eagle Crest in Redmond. The "Lite Version" has a \$99 set up charge plus a monthly fee of \$19.95. It allows the Association to design their own home page or a provided template. The association can publish and edit content, posting current news, meeting announcements, minutes, neighborhood watch issues. As a bonus it offers us the ability to accept and process credit cards for assessments. Board members agreed to look into the site and discuss the possibility again in February. Carole is willing to manage the site as a committee member.

Jay suggested that we set up a Facebook Account to achieve better communication. Carl agreed to explore that concept.

2. Define roles and reduce overlap in Board assignments.

Covenants Compliance Chair: Make contact in person and/or by phone concerning violations reported and/or personally observed. Carl (President) agreed to send correspondence including violation notices.

Environmental Chair: Oversee contracted work in the common areas/ green spaces including routine maintenance and managing storm damage. Work with the President on the current ODF Grant project and Stewardship Plan. Arrange for dumpsters provided for common usage in May and November.

Safety Chair: Oversee maintenance of paths and lighting in common areas. Observe and work to correct safety hazards. Serve as the primary contact for formal or informal Neighborhood Watch program.

Architectural Chair: Primary contact for requests for architectural changes and tree removals. Seeks consensus from the Board as necessary and responds in a timely manner (within 2 weeks) to homeowners.

Social and Communication: There is currently no Social or Communication Chair. Rick agreed to continue publishing the newsletter. Other social functions have included an Annual Garage Sale and the Holiday Lighting Contest.

Officers: The by-laws designate the President, Vice-President, Secretary and President as officers of the association.

Adjournment: 9:10 p. m.

Next Board Meeting: Tuesday, February 7, 2012 at 7:00 p. m. at the Fire Station