

**Scott Mountain Homeowners Association**  
**Board Meeting of July 3, 2012**

Location: Fire Station, 9336 SE Causey

Board Members Present: Carl Feague, Dave Gilman, Jim Graham, Dennis Shaffer, Jenny Shaffer,

Absent: Dan Otis, Ted Seble, Jay Moffitt, John Chapman

Homeowners and Guests Present: Patricia Mick

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Call to Order: 7:05 pm by Carl Feague

Minutes: Minutes of the June 5, 2012 Board Meeting were approved as submitted.

**COMMITTEE REPORTS AND DISCUSSION**

**Visitor Request**

Patricia Mick stated she was attending this Board meeting to report on the response of her neighbors at XXX SE 96th to the letter sent by the Board last month to the homeowner. The letter requested the homeowner to fix the landscape violations on his property. The house is a rental owned by Mr. Dan Muir. Patricia said that a landscaping crew had been brought in and that the front yard was done. However, the back yard was not. She also stated that the limbs from a tree in her neighbor's yard were overhanging the path, and she thought this could be a danger to walkers. She also was concerned about apparent suspicious activity of the renters, but could not confirm anything illegal. She had researched Mr. Muir's cell phone number and provided this to Carl. She noted that the homeowner is responsible for supplying the CC&Rs to the renters and must assure that the yard is taken care of.

She also noted that there had been a car parked for two months on the street near her house and she asked if this should be reported to the Sherriff or the homeowners association. It was noted that the County has an number for abandoned cars. She also said she would be willing to provide some leadership to the Association if needed, as she has a lot of experience in business and has been on the Board before.

The Board discussed these issues with her. Carl said that he will send a 2nd letter about the yard to Mr. Muir.

**President: Carl Feague**

- Carl provided a report on his activities for the Board since the last meeting which is attachment 1. This includes letters he sent out for landscape violations.
- Katie Matthews at XXX SE 100th Drive had been invited to attend this meeting to discuss her yard maintenance issues, but did not appear.
- Carl raised the issue of how unoccupied houses are to be maintained. There are at least two in the Homeowners area. The Board concluded that the owner should be responsible for the yard, but when it is not clear who this is, the Board should step in. Carl made a motion that the Association pay to have the Associations' landscaper (Finishing Touch) mow the lawns of occupied homes thru the mowing season at a cost up to \$300. Seconded by Dave and all Board members present were in favor, so the motion was approved
- The garage sale participation was small (nine homes). Probably no need for an Oregonian ad next year.
- The Board needs to do a fall newsletter. Dennis Shaffer volunteered.
- Fuels Reduction Project status - Carl received a call from ODF and they scoped out the work to be done. The plan is for them to start on Friday. Carl will notify the chipping contractor.
- Carl noted Dan, Jim and Jenny's term ends this year. Who will stay on? Discuss at future meetings.

**Vice-president: Ted Seble**

Absent

**Treasurer's Report: John Chapman**

Absent, but provided the report below.

- "Bank Accounts: \$XXX Total as of 6/29/12
- Checking: \$XXX
- CD 1 \$ XXX
- CD 2 \$ XXX
- 176 homeowners have paid their dues, 3 of which have made partial payments.
- 3 homes are in escrow and the dues request has been forwarded to the title company.
- 3 homeowner files have been forwarded to the lawyer for assessment.
- 2 homeowner files are on hold : Matthews (pending the July 3 meeting) and Schield (illness)
- 1 homeowner has filed bankruptcy
- 64 homeowners are either one, two, or in a few cases, three years behind.
- Oh, and 3 homeowners paid their 2012 dues twice.....no, I didn't deposit both checks.

**Secretary: Dave Gilman**

- Completion of June minutes

**Environmental: Jim Graham**

- Jim reported the landscaper had pressured washed the paths between Derrick and Kela Court. they will provide a bid on putting powder to the paths to prevent moss.
- Sealing the cracks on the asphalt paths was discussed, but it was concluded not to do so now.

**Covenant Compliance: Dan Otis**

Absent

**Resolved/progress**

**Complaints**

- 

**Violations Pending Further Action**

- None

**Architectural: Jay Moffit**

- Jay will
- Tree removal guidelines clarification – will be discussed at next meeting

Safety: Jenny Shaffer

- Jenny reported that the County did an analysis and 99th did not qualify for speed bumps. The radar speed check will still be done.
- Jenny reported that Karen (concerned parent) had ordered signs for her cul-de-sac to put out when children are playing there. The signs are a-frame type and say "Slow Children".
- Jenny also reported that she attended the Mt Scott/Scouter Mountain trail open house. This will not directly affect the Scott Mt. neighborhood the path as the proposed path will not go close to our area.

#### GENERAL BUSINESS

Annual Meeting - Discuss at next meeting

Adjournment: at 8:20 pm by Carl

Next Board Meetings: September 4, 2012 at 7 pm at the Fire Station

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

Attachment 1

Report of President Carl Feague

- 6/12 Inspected, documented and approved rush tree removal request for XXX SE 99th Dr. Communicated to board.
- 6/14 Left second message for Mike at Clackamas County (sign guy) with no response. Discontinuing effort.
- 6/17 Communicated board approval of tree removal request to XXX SE 99th Dr. home owner.
- 6/18 Mailed letter to Dan Muir regarding the landscape violations on his property at XXX SE 96th Ave.
- 6/18 Mailed 19 yard maintenance reminders letters, 7 of which were second notices / 10 day fine letters (see below).
- 7/2 Visited residents that were sent fine letters (see parenthesis below). No fines recommended at this time. Recommend researching property owner address of underlined address.

XXX SE 100th Dr. - Weeds

XXX SE 100th Dr. - Mowing/weeds (mowed / met w/ homeowner)

XXX SE 99th Dr. - Weeds

XXX SE 99th Dr. - Mowing

XXX SE Derek Ct. - Mowing/Weeds (mowed / terrific improvement)

XXX SE Steven Ct. - Weeds

XXX SE Kela Ct. – Mowing (mowed / property looked abandoned, spoke w/neighbor who said it was not)

XXX SE 99th Dr. - Weeds

XXX SE Stacy Ct. - Finish landscape (received letter explaining on-going project)

XXX SE Stevens - Weeds/Mowing (unoccupied rental / looks bad/ neighbor complaining)

XXX SE Stevens - Weeds/Mowing

XXX SE 96th Ct. - Weeds

XXX SE 95th Ct. - Weeds/Mowing/Pile in drive

XXX SE 93rd Ct. - Finish Landscaping (received letter explaining on-going project)

XXX SE King wy - Mowing/Weeds

XXX SE King wy - Mowing/Weeds

XXX SE 98th - Mowing/Weeds

XXX SE 98th - Mowing/Weeds (spoke w/ neighbor, house is abandoned)

XXX SE King wy - Mowing

XXX SE 99th (abandoned) – I mowed the front lawn and sprayed weed killer on the driveway seams.