

**Scott Mountain Homeowners Association**  
**Board Meeting of March 6, 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, Guests were Don Potter and Ed Buursma with Retree International

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Call to Order: 7:05 pm by Carl Feague

Minutes: Minutes of the February 7, 2012 Board Meeting were approved as submitted.

Visitors - Retree International

Don Potter and Ed Buursma with Retree International were invited by Jim Graham to provide recommendations for replanting trees in the common area. Jim had invited Don to tour one of the common areas. Don is retired and Ed works for the US Forest Service. Don explained that Retree is a nonprofit working to plant trees worldwide (over 6 million trees planted), but is headquartered in Oregon. The organization works with boy scouts (Guy Miller tree plant) and other groups to plant trees on public and private land as needed.

Don and Ed discussed the possible trees that could be planted. Don noted there is already a Douglas fir canopy in much of the common area, so there is already a forest. The Board said that the goal is not interest in a commercial harvest, but retaining the nature of the forest area. Given this, he said we would not plant much Douglas fir, but could under plant with hemlock or red cedar where there is Douglas fir canopy. These type of trees grow faster, but don't get as large. There are also other options such as native dogwood on the forest fringe, or Indian plum, and alder berry, or others they may suggest. Don noted that there are patches of invasive plants as blackberry, english ivy, and holly. These areas would need treatment of the invasive plants with herbicide. They could provide us a contact to provide treatment options. The best time to plant is Nov thru mid-March, so it is too late to start this spring on planting. Don and Ed will come back and review the common areas and give us some ideas for planting next fall.

Treasurer's Report - John Chapman/Richard Wolff:

Rick will work with John to complete the transition of the treasurer's duties.

Rick has an apple based program, but can download data to IBM format for John. John has looked at PC version of QuickBooks and would like to get that program to do the treasurer's duties.

Rick made a motion to provide John \$250 to buy a PC version the QuickBooks program for the Treasurer duties. All Board members present voted yes.

Checking/CDs \$XXX Maintenance and \$XXX Reserve

One household paid back dues.

Dues Status: 14 Homeowners are past due for 2011-12 assessments. Payable is \$XXX. 11 Homeowners are past due for one year and more. Payable is \$XXX.

Expenses and Reimbursements: none

John handed out a sample copy of a document to do a lien. This will be the pattern used for making lien letters for non-payment of dues. It will be used where the homeowner is more than \$500 behind.

John reported on signs to be put up before each monthly meeting to inform homeowners of the time and place, and encourage attendance. He provided examples of the signs he had gotten an estimate on. The estimate was \$166 for 6 signs with a size of 18 in high by 24 in wide. A motion made by Carl for John to buy 6 signs at the estimated price. All Board members present approved. Dave is to email a file with the Association logo to John.

There was a question asked if the Association needs to pay taxes. John will look into this and report back.

**COMMITTEE REPORTS AND DISCUSSION**

President: Carl Feague

Carl heard from the Oregon Department of Forestry (ODF) regarding the 2012 fuels reduction program. ODF plans to be able to do work again this year in our common areas.

Vice-president: Ted Seble

Ted reminded the Board about the report of prowlers in the area and to remain watchful of strangers in the area.

Covenant Compliance: Dan Otis

Resolved/progress:

XXX SE 93th - Dan talked to the homeowners. They agreed to take down the two dead trees in the front yard. They plan on removing these trees by early summer. They also agreed to take the play structure out of front yard.

Dan went to 97th but couldn't see the dead tree that was reported last meeting off of 97th Court. He will look again.

House on King way - They took care of the garbage cans, etc. that were in front of the house.

New Complaints:

none

Violations Pending Further Action

none

Architectural: Jay Moffitt absent

The request to add a fence for house on 100th and Cleone court was approved.

Environmental: Jim Graham

Jim talked with the landscaper about the contract. They discussed additional work needed and the landscaper agreed to do it. Jim called about dumpsters. He will send a map two weeks in advance of date, which is to be the week before mother's day.

Jim has found the garage sale signs and will make them available to whoever is going to run the event. Dan will check Craig's list for how to place an ad for a garage sale.

Safety: position vacant

#### GENERAL BUSINESS

Professional web site – not discussed

Garage Sale – Signs have been found. We need volunteers to run.

Monthly meeting signs – John will order. See motion above.

April newsletter – The Wolff's will do a draft and circulate. Please provide any material to them for newsletter. The plan is to send out the newsletter during the 2nd week in April. This is just before the dues notice will be send out.

Adjournment: at 8:55 pm by Carl

Next Board Meetings: April 3, 2012 at 7 pm at the Fire Station  
And each first Tuesday of the month in 2012 that follows, except in August and December.