

**Scott Mountain Homeowners Association
Board Meeting of October 2, 2012**

Location: Fire Station, 9336 SE Causey

Board Members Present: Carl Feague, Dave Gilman, Jim Graham, Dennis Shaffer, Jenny Shaffer, John Chapman Ted Seble, Jay Moffitt,

Absent: Dan Otis,

Homeowners and Guests Present: Randy Flynn (homeowner)

Call to Order: 7:02 pm by Carl Feague

Minutes: Minutes of the September 4, 2012 Board Meeting were approved as submitted, with a minor correction in the spelling of "report" on page 2.

COMMITTEE REPORTS AND DISCUSSION

Guest Comments

Randy Flynn who lives on 100th said he was concerned about the potential water runoff from the common area. He commented that some homeowners who were asked to clean up their yard did a good job and that it would be appropriate to send a letter saying that they did so.

President: Carl Feague

- Carl notified PGE that two street lights were staying on during the day.
- Carl did a review of the violation notices that were sent out. There was one for an RV at 9856 SE King
- Power wash paths - When the paths were washed permission was given by the homeowner at 10833 SE 95th Ct to use his water with the understanding that any significant water charge increase would be paid by the Association. He is asking for payment for increased water use as the cost went from \$100 to \$250 for the recent billing period. This is at least partly due to a water rate increase, but his water use did increase from a similar bill period last year. However, this amount of increase seems unreasonable based on the normal 3 gal/min use of a power washer. John will check on when the power wash was done to make sure it was during the bill period in question.

Vice-president: Ted Seble

none

Secretary: Dave Gilman

- Completion of September minutes
- Newsletter sent out today

Treasurer's Report: John Chapman

- John met with the homeowner on Kela Court who is behind in dues. His wife is now in extended care and she was the bill payer, and she didn't pay the homeowners due. He said he is willing to start paying the dues, but he can't afford the full amount with penalties. The record shows he owes about \$15,000, but there is no record of the amounts owed before 2004. The amount since 2003 is \$1915.47. John made a motion to accept the \$1915 to bring dues current if payment is made in full by 5/1/13. Second by Jay. All Board members present approved (8 present).
- John send out 2 other letters for payment. He said it is a condition of most loans to keep current

on homeowner association dues. It would cost \$500 to have a lawyer put a lien on a property and make a notice to the lender. The Crows on Kela Place owe the next highest amount, including fines. These were done about 2005-6 and there are no records of what the fines are for. Since they are Dave's neighbors, he will try to talk to the Crows and suggest they call John.

- Status of dues payment - attached (*John to supply file in Word for minutes*)

Environmental: Jim Graham

- Annual meeting signs will be posted.
- Landscape contract is due to expire on 10/26/12. It is currently \$280/month, which seems to be a reasonable price compared to other landscapers. Dennis and Jenny will review contract and report back to Jim..

Covenant Compliance: Dan Otis

- Absent. Dan visited 2 houses with covenant violations to follow up on letters previously sent

Architectural: Jay Moffit

- Since the last meeting a verbal request was made by a homeowner on 100th Drive to install a dish antenna in his front yard. There was discussion that this would set a bad precedent. All Board members were against approving this.
- Jay discussed the holiday decoration contest. Jay made a motion to use \$300 for the contest, All Board members present (8) approved.

Safety: Jenny Shaffer

- There was discussion on the best way to repair roots damage in the common area black topped paths. Jenny will look at ways to do path crack repair and will report back at the next Board meeting.
- Jenny was asked to keep an eye on the lighting of the paths and let Dwyer Electric know when one was out or kept continuously on. But to wait until there were two that needed service.

GENERAL BUSINESS

Drainage Issue

- There was discussion on potential drainage problems from the upper common area (east of homes on 100th Drive). There was concern about making sure the water would go to the existing drains in the common area. Carl made a motion to spend up to \$300 on wattles for the common area drainage if needed. All Board members present (8) approved. Jenny was asked to find more information about the wattles, including where to buy them and how to install them. She will report at the next regular meeting.

Annual Meeting - Oct 9 at the fire station (note - it was later determined that the meeting would be on Oct 16 due to an error in the newsletter)

Adjournment: at 8:49 pm by Carl

Next Board Meetings: November 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.