

**Scott Mountain Homeowners Association
Annual Meeting of October 16, 2012**

Location: Fire Station, 9336 SE Causey

Board Members Present: Dave Gilman, Jim Graham, Dennis Shaffer, Jenny Shaffer, John Chapman, Dan Otis, Jay Moffitt **Not Present:** Carl Feague, Ted Seble

Homeowners Present: Randolph Flynn, Nunnally Johnson, Everett and Mary Hall, Ed Kilburn, Richard and Janet Wolff, Ryan Donnelly, Maureen Thomas, Deeann Rose, several who did not sign attendance sheet

Guest: Neil Nedelisky (Developer of Eagles Landing Project)

Call to Order: 7:05 pm by Dave Gilman (acting for President)

Guest Presentation: by Neil Nedelisky

Mr. Nedelisky discussed why this is a good time for his project and that he expects that real estate in this area will be a good investment. He has been working on the Eagles Landing project for 18 years and so far has developed the golf course, the housing area, a park, and the condo area. His goal is to make it good for the community. The current project is 33 acres and includes the New Hope property (15 acres). The church is reinventing itself, as the old building will be replaced with a 5,000 seat civic auditorium that will be used for the church, as well as other activities. A 5 star hotel is planned. The rest will be mixed use retail, offices, and residential. A large model is at the New Hope church. The project is currently in final permitting.

BOARD MEMBER REPORTS

President: Carl Feague

- Carl was out of town. Dave read Carl's report. See attachment.

Vice-president: Ted Seble

- Ted was also out of town. Dave read Ted's report. See attachment.
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Secretary: Dave Gilman

- Dave reported that the minutes for the last year and the fall newsletter were available for review tonight. Previous years are available on request.

Treasurer's Report: John Chapman

- John discussed the Associations finances, including the current and projected account balances and the status of the dues. He provided copies of his report to the attendees. See attachment.
- A question was asked about how many houses in the HOA area were rental. John estimated 9.
- A question was asked about what was the required reserve. The bylaws don't give an amount, but the current goal is to maintain 1 years budget, currently about \$XXX.

Environmental: Jim Graham

- Jim explained the Environmental committee duties. The primary duty is caring for the common areas and tracking the landscaping contract work.
- He noted that the current landscape contract is due to expire on 10/26/12. It is currently \$XXX/month. He has not been able to find a better offer.
- A question was asked forestry work done in the common area. He explained that we now are

required to have a plan for maintaining this area. He noted that we will ask the experts, including the County, for the best way to do this.

Covenant Compliance: Dan Otis

- Dan explained the Compliance committee duties. He checks on compliance and visits those houses where there are issues.

Architectural: Jay Moffit

- Jay explained the duties of the Architectural committee. He has primarily processed requests to make additions or modifications to houses or out buildings, and to cut trees on homeowners lots.

Safety: Jenny Shaffer

- Jenny explained the duties of the safety committee. Recently this has included checking on speed bumps, requesting a radar speed check, and checking where the view may be blocked at corners.

GENERAL BUSINESS

Election of Board Members

- Dave opened the nominations for new Board members. There were no nominations from the floor. The Board members whose terms were expiring each said they would be willing to continue as Board members. Dave declared them to be elected to fill the 3 years terms starting 1/1/2013.

Open Forum

- A comment was made about traffic mitigation for the additional traffic that would come thru our area due to the Eagles Landing project.
- A homeowner noted that it was difficult to get across the creek in the common area in winter (behind Gia) and questioned if a bridge could be built across it.
- A homeowner stated that she had lived here for 25 years and over that time trees had grown to block her view. These trees are in the common area (near the Scott Mt sign on Steven Way). She asked if the trees in the common area could be thinned, either branches or whole trees removed, and with the homeowner paying. She would bring this up at the next meeting.

Adjournment: at 8:50 pm by Dave

Next Regular 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.

ATTACHMENT 1

President / Carl Feague

This year I have worked to facilitate the ideas and initiatives of previous SMHOA boards while responding to new concerns and opportunities. As set forth last fall, our goals for this year included:

- A) Improve resident/board communication through e-mail and web site.*
- B) Reduce overlap between positions (better defined roles).*

Internal communication has improved through more consistent e-mail and phone correspondence. In addition to our monthly meetings and bi-annual newsletters, *external* communication has been improved with a new HOA Facebook page and an improved website.

To better define roles, the board has documented and refined its member's job descriptions and mentored its new members.

My major project this year was overseeing the completion of a significant effort in maintaining our green spaces. SMHOA, taking the next step in our stewardship plan and acting with the Oregon Department of Forestry, completed the trimming of its 13 acres of green space that was started last year. This fall we will start an on-going invasive plant control effort. This winter we will replant where necessary.

Vice President / Ted Seble

This year I have supported the officers and board members in a variety of capacities. In addition to acting as council for the President, one of my primary functions has been to act as liaison to the community. By interacting with the residence, I bring valuable feedback and ideas to the board. Additionally I vote on board motions and act as President during Carl's absence. Occasionally I take on special research or task assignments, such as the neighborhood watch.