

**Scott Mountain Homeowners Association
Board Meeting of January 1, 2013**

Location: Fire Station, 9336 SE Causey

Board Members Present: Dave Gilman, Dennis Shaffer, Jenny Shaffer, Ted Seble, Jay Moffitt, Carl Feague (The Board can do business with 5 or more members present.)

Absent: Dan Otis, Jim Graham, John Chapman

Homeowners and Guests Present: Ed Kilburn, Nancy & Everett Hall, all homeowners

Call to Order: 7:00 pm by President Carl Feague

Minutes: Minutes of the November 6, 2012 Board Meeting were approved as submitted. (These had been provided to the Board members by email.)

Carl made a motion that his resignation be retracted and all Board members present approved. Carl will continue in 2013 as President.

COMMITTEE REPORTS AND DISCUSSION

Visitor Request/Discussion

Guest: Ed Kilburn (homeowner) attended to request reimbursement for the extra cost on his water bill for HOA use. The issue is how much water was used at what cost when the HOA contracted to have the sidewalks pressure washed with the contractor using water from Mr. Kilburn's house. He provided his water bill for the month before, during, and after the use to demonstrate the amount used for the washing. Carl made a motion to pay Mr. Kilburn \$135 for the use of his water. All Board members present approved. Mr. Kilburn accepted this amount in settlement.

Nancy & Everett Hall provided info on the Eagles Landing development. The developer is asking for a discount on the County transportation development fee and the Halls attended the zoning hearing where this was discussed. Nancy provided testimony at the zoning hearing that the traffic study did not take into account the traffic increase around Mt Scott school and in the HOA area. The County did approve the zone change. However, a master plan still needs to be approved before the project construction starts. The next County meeting is to examine the plan. The Hall's will keep the HOA informed.

President: Carl Feague

- Carl requested reimbursement for \$70.85 to purchase the HOA website domain for 5 years. A motion was made to reimburse Carl for cost of setting up web site. All Board members present approved.
- Carl setup a group email: borad@scottmountainhoa.com for all Board email. He updated the HOA web site with a contact form and gave Dave Gilman administrator rights. Dave will do his best to learn how to manage the site.

Vice-president: Ted Seble

- Ted noted that there were some path lights out on paths off King Way. The appropriate Board member will check into this.

Secretary: Dave Gilman

- Completion of minutes for November meeting

Treasurer's Report: John Chapman - Absent but Carl provide the following info from John

- Mr. Williamson continues to make payments for back dues
- John reviewed the HOA insurance coverage with an agent. He switched the coverage from annual to semi-annual payments

Environmental: Jim Graham (Absent, reported by Dennis)

- Happy Fish landscaping submitted a work plan for the common area above 100th Drive. The plan is to plant 300 trees in February and in September/October do another cutout of the holly and berries. To keep these under control this will require 5 years of treatment, and the use of herbicides to be effective.
- The people living at the house on Champagne Lane with a chicken coop and fence line in the common area were asked to remove them. They said they would and have done so.
- Dennis requested reimbursement for an additional wattle for the common area. A motion was made to reimburse Dennis for \$25 for the wattle. All Board members present approved.

Covenant Compliance: Dan Otis - Absent

Architectural: Jay Moffit

- The Stonework and mail box at 9669 SE King Way was approved.
- The Christmas lighting contest was completed and the awards made. Pictures are posted on the HOA web site and the winners will be noted in the next newsletter.

Safety: Jenny Shaffer

- Jenny called the County and requested that the County sweep the streets in the HOA area to help keep the storm drains clean. The County said they would put the area on the list and the streets have since been swept.
- At the request of the homeowner with the geese next to the common area above 100th an extra wattle was provided. The homeowner was concerned about run off into her yard from the common area.
- The landscaper is to check common area drains in the future but they seem to be ok now.

Dennis Shaffer

- Dennis has volunteered to do the newsletter, the next one is spring. The sample he provided looks great.

GENERAL BUSINESS

At the November meeting Maureen Thomas, a home owner at 10581 SE 94th Place, made a request for permission to trim or remove trees, both on other homeowners property and in the common area at 92nd and Stevens, to restore her view. The Board discussion on this issue was that a small amount of trimming would not help her view and significantly trimming or removing of trees would not be compatible with the goals of the covenants. A motion was made to consider her request. All Board members present voted against giving permission to trim or remove trees

Carl noted that the house at 10192 SE 99 Drive was auctioned on 12/27. The info was that the bank with loan had gotten it.

Adjournment: at 8:46 pm by President Carl Feague

Next Board Meetings: Next meeting February 5, 2012 at 7 pm at the Fire Station
And each first Tuesday of the month in 2012 that follows, except in August and December.