

Approved 7/3/12

**Scott Mountain Homeowners Association
Board Meeting of June 5, 2012**

Location: Fire Station, 9336 SE Causey

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

Absent: All Board members present except for Jim Graham

Homeowners and Guests Present: Ruben and Ester Villa, Mike and wife (name?) Villa, Marlene Lamarche

Call to Order: 7:05 pm by Carl Feague

Minutes: Minutes of the May 1, 2012 Board Meeting were approved as submitted.

COMMITTEE REPORTS AND DISCUSSION

Visitor Request

- Carl gave the visitors the option to make their request first if they were not interested in the rest of the meeting, and they accepted. The visitors discussed their request to remove trees located on their property. A previous request by a neighbor (Mr. Azar) to remove trees at 10789 SE 99th Drive had been made. Carl had informed Mr. Azar that the homeowner whose property the trees were on had to make the request, so the owners (Ruben and Ester Villa) attended tonight. The 2 trees in the request are between the homeowners property and that of Mr. Azar. Jenny, Dennis, and Ted had been to the property to review trees and thought they looked ok. A couple of weeks later, Jenny stopped by the home and was shown the trees and discussed the concerns. They amended their original request to be only about two of the trees. The homeowner explained the reasons they and their neighbor wanted to remove them (unsightly, weak at the base, one was diseased, and both in danger of tipping onto their roof). All the board present voted yes to approve removal.
- The homeowner (Mike Villa and wife) at 10780 SE 99th Drive also requested to remove 2 trees. These are two old cherry blossom trees facing 99th near the curb. They have outgrown there space near curb, both are splitting the trunk, and just don't look good. There was general approval to remove the trees, but Jay will go to the property to document (take a picture) them before final approval is given.

President: Carl Feague

- Carl reported that the garage sale ad will come out in the Oregonian on 6/6 for four days. There are 9 homeowners participating and maps will be distributed. Carl requested reimbursement of \$ 99 for the ad The motion was seconded and all the Board members present approved.
- Carl reported that the Facebook page now has 9 "likes".
- Forest fuel reduction project: Carl got a quote of \$5000 from Urban Forest Pro for chipping the wood removed by the ODF crew. This is the area not done last year, which is primarily the area east of 100th from Idleman to Hillcrest. This is the last portion to do. Carl made a motion to spend up to \$10,000 for the purpose of completing the fuels reduction project, primarily for chipping. The motion was seconded and all the Board present approved. There was additional discussion about the cost, and some members voiced their opinion that since the quote was \$5,000, that the job should only cost \$5,000.
- Generic yard maintenance reminder letters were sent out to 13 homeowners on 5/25/2012.
- Road safety: Carl made a request to the County to inspect the road signage in our area. He noted that Sheriff patrols have increased since our enforcement initiative with the County.

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- Jenny had also noticed additional sheriff patrol in our area. She also talked to the County about a speed survey.

Vice-president: Ted Seble

None

Treasurer's Report: John Chapman

John provided a handout with financial info (attached).

Deposits

John made a deposit of \$9,828 on 6/4/2012. This compares with last year dues which had a deposit on 6/6/2011 of \$10,970.

Bank balance: \$32,508 as of 6/5/2012. This composed of checking at \$22,124, CD at \$5,166, and CD at \$5,218.

- John started a discussion about homeowners that are behind with dues. Attached is list of the 5 highest amounts owned.
- John reported on the result of his discussion with an attorney, Joel Grayson. The primary thing the Board can do is to put a lien on a property behind in dues. This would cause the owner to have an issue with loan and probable review by the loan holder.
- John proposed a two step process. First is to have the attorney review the Association documents and the history of dues payments. The next step is to file a lien. This to stop people from taking advantage of the other homeowners who pay their dues.
- John made a motion to provide the Association documents and dues history and a payment of \$800 to Grayson-Miley to do review. There was a second and all the Board present approved except for Dan (7 for and 1 against).

Expenses and Reimbursements: regular monthly payments made

Secretary: Dave Gilman

- Completion of May minutes
- Dave will put out signs for July meeting as John will be out of town.

Environmental: Jim Graham

- Jim is out sick.

Covenant Compliance: Dan Otis

Resolved/progress:

- Another letter and invoice was sent by John to Katie Matthews at 10211 SE 100th Drive about yard maintenance needed. She responded on 6/6/2012 with an explanation. She said she had an operation which resulted in large bills, so she had to do the work herself. She has done some work but has not completed the minimum needed. She said she did not know about violation letter, but this not seem correct. The conclusion was to Invite her to the next Board meeting to explain.

Complaints:

- At 10547 SE 96 - There appears to be more than one family living in this house. The Board received a letter from a neighbor complaining about the renters becoming a public nuisance. A letter will be sent to the owner.

Violations Pending Further Action

- None

Architectural: Jay Moffit

- Jay will review the new requests that have been made recently.
- At 10327 SE 99th the removal of a leaning tree near the homeowners deck was approved.
- At 10789 SE 99th the request for tree removal was discussed earlier (see visitors request).
- Tree removal guidelines clarification – will be discussed at next meeting

Safety: Jenny Shaffer

- Jenny checked with the County about having a radar speed check at 99th and Kingway. It takes approximately 11 months to get one because of the shortage of devices. It will then be in place for 2 months.
- Jenny requested a speed strip counter from the County. After Jenny fills out a questionnaire emailed to her by the County engineer, the speed counter will be placed on 99th by the County in the next week or two and will be in place for two days to gather information about qualifying for speed bumps on that road. The County will let her know about their determination in about a week after the removal of the speed counter. The location for the speed bumps that Jenny is requesting of the County is between the 3-way stop at 99th and King and the northerly stop of 100th at 99th. The process of consideration will involve the neighbors, so the board may want to consider at some point, after approval, the notion of having the neighbors gather for input as to location of these speed bumps.
- Dennis offered to gather bids for the speed bumps, if we qualify, and present them to the board for consideration at the July meeting.

GENERAL BUSINESS

Garage Sale – The sale will be June 8-9. Carl has reported on this. See above.

Annual Meeting - Jay asked the Board to think about moving the annual meeting to a place where there can be social activities including food and drink, as at the Monarch. This may encourage more homeowners to attend. This and any other ideas will be discussed at the next meeting.

Adjournment: at 9:05 pm by Carl

Next Board Meetings: July 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.