

**Scott Mountain Homeowners Association
Board Meeting of May 1, 2012**

Location: Fire Station, 9336 SE Causey

Board Members Present: Carl Feague, John Chapman, Dave Gilman, Jim Graham, Dan Otis, Ted Seble, Rick Wolff, Jay Moffitt

Absent: All Board members present

Homeowners and Guests Present: Janet Wolff, Dennis Shaffer, Jenny Shaffer, Mike Leveque(sp)

Call to Order: 7:05 pm by Carl Feague

Minutes: Minutes of the April 4, 2012 Board Meeting were approved as submitted.

COMMITTEE REPORTS AND DISCUSSION

President: Carl Feague

- Fuel reduction status – Carl contacted ODF and reminded them we were still interested in participating in the program. ODF said they would be in touch when the work schedule was organized for the year.
- A generic holiday decorations reminder was sent to 5 homes on April 5 reminding people to remove decorations out of season. There was a good response.
- Carl will send out a generic yard maintenance reminder to those homes where work is needed.
- The street light at Stacy and Gia has been repaired.

Vice-president: Ted Seble

None

Secretary: Dave Gilman

Completion of April minutes

Treasurer's Report - John Chapman/Richard Wolff:

John discussed the budget proposal for the 2012-13 fiscal year that was sent out by email earlier in the month. The expense and income projections were discussed with general agreement that they were reasonable. A question that was asked is what level of reserves are required by the State? There was discussion but no one knew what the requirements are, so John will do some research.

A motion was made to approve the budget and the dues amount of \$100, subject to a separate vote on the amount for fuels reduction program. Seconded by Rick, All Board members approved.

John started a discussion about uncollected dues. There are 7 homes that are more than \$500 behind on dues with a total due of about \$24,600. John did research into the State statutes and concluded that the Association has the rights to collect back dues. The Board has to make a claim, as a lien, within 6 years, and renew the lien every 6 years (John will confirm). The first option to collect the claim is to use dispute resolution facilitated by the County. If this fails, then the Board can then hire an attorney to pursue legal remedies. In addition, if a home is foreclosed then the bank is not responsible for back dues. John is meeting with a lawyer to get info about the Board's legal position on collecting dues, and to confirm what he has learned from the State statutes.

A Motion was made and seconded to approve payment of the internet bill for the Association web site. All Board members approved. Rick has been maintaining the web site and has the password. Dave will

take over duties to maintain the web site.

There is a house in foreclosure on 99th across from Derrick Court. John had checked into the status of the house, but was not able to confirm anything. He concluded that it is difficult to find info in these cases.

Checking/CDs is about \$15,000 and with \$10,000 in Reserve
No additional dues paid during the month.

Dues Status: 14 Homeowners are past due for 2011-12 assessments. Payable is \$1,439.
11 Homeowners are past due for one year or more. Payable is \$22,635.

Expenses and Reimbursements: regular monthly payments made

Environmental: Jim Graham

- The dumpsters will be delivered by Sunset garbage on Friday May 4 and will be picked up on the following Monday.
- The pile of debris on the path between Kela Court and Derrick Court has been removed by the Landscaper.
- Retree International has its monthly meeting in West Linn on the First Thursday of each month. This is an opportunity to find out what the right kind of trees are to plant in the common area. Let Jim know if you are interested and he can provide details.

Covenant Compliance: Dan Otis

Resolved/progress:

- The certified letter that was sent to 10211 SE 100th Drive regarding incomplete yard construction was refused. The homeowner is now subject to a fine of \$50/day.
- Several want trees removed. Sue Farah wants to remove a blue spruce in her front yard. Dan proposed to approve as this tree is not an original tree, is half dead, and blocks the street light.
- Mike Leveque wants to remove 3 trees in his yard on 10824 SE 94th Court. These were previously topped and so have spread out and look bad. There is a safety issue as the trees are leaning. The policy has been to have the homeowner get an arborist to make a judgment about tree, as to safety and health. Jay and Dan will look at trees and decide if this is needed.

New Complaints:

none

Violations Pending Further Action

none

Architectural: Jay Moffit

The new garage that was reported being built last month, is confirmed as a shed at 93th Court. The homeowner submitted plans and the application was approved. The application will be filed.

Safety: position vacant

- A homeowner on King Way submitted a letter complaining about traffic being too fast making it unsafe for children playing on bikes and scooters. He requested that speed bumps and signs warning about children playing be added in the area. The Board

discussed the issue. It was noted that speed bumps had been applied for several years ago. The application was denied by the County as the fire department said this would slow the fire trucks. The cost would be about \$2500 per bump and would have to be paid for by those requesting the bumps. A home owner had recently requested info on the current process for requesting speed bumps and will provide to the Board. The process requires a traffic survey and would probably take a year. The board can also apply for a radar reader board to inform drivers of their speed. This discussion will continue.

GENERAL BUSINESS

Garage Sale – The sale will be June 8-9. Jim will put up the signs, but is still looking for volunteers to help. Carl will put an ad on Craig's List and in newspaper.

The Eagle's landing development was discussed. There was an article in the newspaper.

There is an HOA support group sponsored by Lyle-Fothingham (legal firm specializing in HOA issues). It is on May 19, \$40 at door, 9-4. Rick went last year and has info.

Rick Wolff officially resigned. The Board thanked him for his service on the Board.

Jenny Schaffer was appointed to fill the remaining 6 months of Rick's term on the Board. Dennis Shaffer was appointed fill the remaining term of the Board position ending in 2014. All Board members approved.

Adjournment: at 9:02 pm by Carl

Next Board Meetings: June 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.