

**Scott Mountain Homeowners Association
Board Meeting of November 6, 2012**

Location: Fire Station, 9336 SE Causey

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

Absent.: Carl Feague, Dan Otis

Homeowners and Guests Present: Tyler Feague, Alyssa Wilson, Maureen Thomas, Nancy and
Everett Hall, Jim Garrett, Randy Flynn, Marlene LaMarche

Call to Order: 7:02 pm by Ted Seble (Vice-President acting for President)

Minutes: Minutes of the October 2, 2012 Board Meeting and the Annual meeting on October 16, 2012
were approved as submitted. (These had been provided via Email to the Board members.)

COMMITTEE REPORTS AND DISCUSSION

President: Carl Feague (Ted gave report prepared by Carl as Carl was absent due to business)

- Carl delivered copies of the covenants to the new homeowners at 10782 SE 99th
- Carl established a new website for the Association at scottmountainhoa.weebly.com. All agreed that this was very good and that we should use it in the future.
- He sent invoices on 10/19 to: 10756 SE 93th Ct for truck violation and 10416 SE 98th CT for yard maintenance violation
- He inspected and reported on bank owned properties on 99th and 98th. He asked if the HOA wanted to lock the gates to the back yards? This would be to prevent vandalism and dumping of garbage. The discussion noted that realtors or potential buyers may want access, and that the HOA may have legal risk as we have no authority to do this. The consensus was we should not lock the gates.
- He notified PGE about 3 street light concerns.

Vice-president: Ted Seble

none

Secretary: Dave Gilman

- Dave completed the minutes of the regular October meeting and the annual meeting in October.

Treasurer's Report: John Chapman

- John said Mr. Crow had left a voice mail stating he was willing to work out a settlement for past dues. John said any settlement will have to be approved by the Board. He noted that the Board can't vote on a settlement via email. He said that Mr. Williams, who had the previous highest dollar amount due, had paid half and will be caught up by spring.

Environmental: Jim Graham

- Jim finalized the placement of dumpsters for the next yard debris pickup, which will be the weekend before Thanksgiving.
- Last Saturday he and Board members Jenny and Dennis met with Finishing Touch landscaping (the current landscaper) in the common area behind 100th to show them where the drains are. The landscaper will check the drains to make sure they are working. They also discussed use of wattles and their potential placement. Jim said the committee is finalizing the contract with Finishing Touch, who will provide an estimate for cleaning the street drains and a proposal for

work at unoccupied houses to keep the yards presentable.

- He also talked to Chris Runyon at Happy Fish landscaping about the forestry control program, which includes the fall invasive control and the replanting program which Happy Fish is to do.

Covenant Compliance: Dan Otis

- Absent
- An issue that was discussed was barking dogs. It was asked if this is this a County issue? The county animal control was contacted and they said they did not have staffing for noise control. They said that they could check if the barking dog was licensed, and then could get involved. A homeowner said they had gotten good results using a device that emits a noise that dogs don't like when the dog makes a loud noise. The device could be placed in the homeowners yard near the yard where the dog barks.

Architectural: Jay Moffit

- Jay received a request for tree removal at 10046 SE Stevens. He shared with the Board the info from the homeowner showing where damage had been done to the house foundation and a report from an Rich's Tree Service with a recommendation to remove the tree. A motion was made to give Jay authority to approve tree removal after inspection. All Board members present approved.
- He is also organizing the holiday decorations contest. A post card will be sent to all homeowners with contest info.

Safety: Jenny Shaffer

- Jenny showed the signs saying protect our streams that she had gotten from the County. She will work on placement of the signs near streams in the HOA area.
- She reported on getting wattles for the common area, as previously approved. Jim noted that his contact with the County had offered to come out and point out placement recommendations for the wattles. These are sold at a business in the Johnson Creek Industrial park. The cost is \$1/ft sold in 10 ft or 25 ft lengths. She will order some to be prepared if needed to due to heavy rain, as previously approved..
- She reported on her efforts where there is an issue with Vegetation blocking the view of drivers. At 96th and Stevens the homeowners was asked to trim his bushes. At the private drive on 99th she talked to the homeowners on the corner and asked them to trim their bushes, but they haven't yet. Dennis noted that the 99th curves makes it difficult to see traffic coming even if all the vegetation was removed. He made a suggestion to put a convex mirror across from the private drive to give a view down 99th. Discussion was that there are a number of locations where the view of traffic is poor, so many others may request a mirror. Many mirrors on the streets would not look good. Do we want to allow mirrors at all the locations? It was suggested to find out what the County rules are for this situation. The Board will review this at the next meeting.
- She is checking on how to repair the cracks on the paved common area paths. She is calling other HOA's to come up with suggestions as to how they handle similar problems.
- She modeled yellow vests that make the wearer more visible while walking at times of darkness on neighborhood streets. These are available for a reasonable price at various locations and on line.

GENERAL BUSINESS

Board Officers

This is the last Board meeting of the year so Board officers for next year must be determined. Carl will

not be President but will stay on the Board in a Communications position. Nominations or volunteers were requested for President. There were none. Jim Graham said he would continue doing environment for one more year. All other Board members present said they would continue in their existing duties. With no President it was noted that Ted, as Vice-president, would be the acting President at the next meeting.

Visitors Issues

Discussion of Eagles Landing Traffic Impact Analysis. It was reported that the zone change for this project has been approved but the developer is waiting for the County to finalize. The next step is completion of the master plan. The public will have an opportunity to comment. It was noted that the traffic study left out the Mt Scott school and flow thru our neighborhood. We all need to attend the public meetings so we are represented.

Maureen Thomas, a homeowner at 10581 SE 94th Place, made a request of the Board to consider allowing the thinning out of some trees to restore her view. She showed some pictures from her deck showing how the growth of trees has blocked her view since she moved in over 20years ago. Some of the trees that block her view are on HOA land near the Scott Mt. sign (off of 94th) and some are on her neighbors property. By thinning she said this could be removal of every other tree or in some cases limb removal. She would be willing to pay the cost. She is asking the Board to allow the removal of trees on HOA land and on her neighbors land if they approve. It was noted that the HOA covenants limit tree removal and many live here because of the trees. The Board will consider this at the next meeting after finding out how many trees are on the HOA property in her area.

Adjournment: at 8:46 pm by Ted

Next Board Meetings: Next meeting January 1, 2013 1/at 7 pm at the Fire Station - No meeting in December
And each first Tuesday of the month in 2013 that follows, except in August and December.

1/ Note that the first Tuesday in 2013 is New Years Day.