

Approved 10/2/12

**Scott Mountain Homeowners Association
Board Meeting of September 4, 2012**

Location: Fire Station, 9336 SE Causey

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

Absent: Jay Moffitt,

Homeowners and Guests Present: 12 homeowners, Chris Runyard of Happy Fish Restoration Landscaping, Chris Paul of Oregon Department of Forestry (ODF)

Call to Order: 7:02 pm by Carl Feague

Minutes: Minutes of the July 3, 2012 Board Meeting and the emergency meeting of July 17 were approved as submitted. documentation of motions made between meeting in July-August were approved as submitted.

COMMITTEE REPORTS AND DISCUSSION

Visitor Presentation

Chris Runyard of Happy Fish Restoration and Landscaping explained his bid for work on the common area and answered questions. He has reviewed the upper common area and provided a list of work needed and an estimate to restore the area. The area has many native trees and these should be protected, and the area should be replanted with native plants where needed. The remaining invasive plants should be removed. There are not many left after the fuels reduction work. The non-native trees that were cut will come back next year, so he recommends treating them next summer. Especially Spurge Laurel which should be taken out. The ivy at a minimum should be gapped where they climb trees. The ivy flowers in fall where it is vertical and will produce seeds. There should be a plan for managing the forest area. To control the ivy he said it could be both some pulling and some spray. Herbicide is usually used on large parcels. The Nature Conservancy has reported that it is 10 times more expensive to pull ivy than using spray. He uses what is ok for riparian zones so it won't hurt wildlife. He does not use roundup. But it is up to the owner which method is used.

Homeowners comments: There was concern about poison oak. There was much discussion about spraying to remove the ivy, both for and against.

Chris Paul from ODF attended to answer question about the fuel reduction project. He was attending for Beth Torgerson, the project manager this summer. He has been working for ODF for 7 yrs doing fire protection. He said that fuels reduction projects is to reduce bad fires. He said that the probability of fire occurrence is not high in areas like ours, but the fires can be bad when they occur. We should reduce the fuel load of things that burn fast, as blackberries and small bushes. The chop and drop method has only a moderate risk of fire, as once the material is on the ground it will not burn as well and will eventually rot. The ODF requires a 5 year maintenance agreement for doing the forestry project, so the Scott Mt. needs a management plan such as that provided to Scott Mt. by Elkhorn.

Jim said he had just received a report from Beth Torgeson (ODF) and Eric Carr (Clackamas Co) on the common area. It included the storm management plan from 1977 from the developer. It said the area has naturally poor drainage soil and that is why the storm water drains were added. The HOA has the responsibility to keep the drains clean and working.

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Carl made a motion to accept the Happy Fish proposal to do the restoration work on the upper common area (east of 100th Drive), and that a cap be set on the cost of \$2500 to do all work. This includes possible work in the other common areas. All of the Board present (8 members) approved.

Other Issues from Homeowners

- New neighbors moved in to a house on Stacy Court and started work to renovate the yard. Carl send a letter to the homeowners asking them to explain the work. An opinion was expressed that it was clear the new homeowners were working on the yard and they should be given an apology. This was discussed and it was suggested that Board member should meet new homeowners. But there were no volunteers to do this on a regular basis.

President: Carl Feague

- Carl announced his resignation effective at the end of this year.
- There is not much use of the SMHOA Facebook page so it will be shut down at the end of the year.
- Carl reported on the violation letters that had he had sent out since the last meeting. These were for a truck at 10756 SE 93rd Ct and the yard at 10416 SE 98th Ct.

Vice-president: Ted Seble

- Nothing to report.

Treasurer's Report: John Chapman

- John provide a report: the current balance as of 9/4/12 is \$29,550. The projected balance on 1/1/13 is \$25,000 and on 5/31/13 is \$22,000 based on the normal expenses and no addition due collection.
- Dues status: There are 198 current, 33 1 year in arrears, 7 for 2 years, 3 for 3 years, 4 with liens, 2 partial payments, 1 bankruptcy, and 1 foreclosure.
- John said that there is a requirement to have 1 year expenses in reserve, but he is not sure what the actual rule says.
- John reported that the legal firm advising on dues collection has send a letter to those behind over \$500.
- Those who have made arrangement to pay, as making monthly payment, will not have an additional penalty. The policy is that homeowners who own over \$500 will have a lien.

Secretary: Dave Gilman

- Completion of July minutes, emergency July meeting, and documentation of emergency motions.
- The was discussion about Eagle Landing development status. It was agreed that Dave will ask the developer if he can update us at the annual meeting. A homeowner associated with the New Hope church said the church is doing the project jointly with developer.
- The fall newsletter was discussed. It needs to be out before the annual meeting in October. Dave will start a draft and circulate by email. item should be sent to Dave.

Environmental: Jim Graham

- See visitor presentation. Jim reported that he had received a report on drainage form Eric Carr of Clackamas Soil and Water Conservation, and he will provide info to the Board.

Covenant Compliance: Dan Otis

- The rental house across street changed renters and the new renters appear good.

Resolved/progress

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Violations Pending Further Action

- None

Architectural: Jay Moffit

- absent

Safety: Jenny Shaffer

- Jenny called the County traffic office and asked if a white line could be put down 99th. The response was the County won't put a line on low traffic streets.
- Jenny also asked the County if they could paint the curb red at the entrances to the common areas. The County said that red was a reserved color but they could paint the curb yellow at pathway entrances. The discussion was mixed about this idea. Jenny will check the curbs to see if work would be needed to clean them for painting.
- Carl asked about seam sealing the asphalt paths. There was discussion but no agreement on proceeding.

GENERAL BUSINESS

Carl asked those whose terms are up this year (Jenny, Dan, and Jim) to think about going another term.

Annual Meeting - Oct 16, 2012 at 7 pm at the Fire station

Adjournment: at 8:59 pm by Carl

Next Board Meetings: October 2, 2012 at 7 pm at the Fire Station

And each first Tuesday of the month in 2012 that follows, except in August and December.