

# Deer Glen HOA General Meeting Minutes

June 28, 2010

6:00 – 7:00 PM

Gresham Regional Library

385 NW Miller Avenue. Gresham OR

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Board Members Present: President—Dante Fornari; Vice-President—Gary Furr; Treasurer—Michelle Quimiro; Board Member—Dan Morita; Interim Secretary—Steve Perrault

Also in attendance: Kerry Ann O’Halloran, Association Manager (KMO); Marius Dumitrescu, President of Community Safety Services; Bethany Vogeney, City of Gresham

22 Members of the community attended the meeting.

A copy of agenda and newly **updated** (June 2010) *Deer Glen HOA Handbook for Owners and Residents* was distributed to all.

1. Welcome and Introductions by Board President Dante Fornari.
2. Guest speaker, Bethany Vogeney, Nechacokee Creek Specialist, City of Gresham, presented a progress update on the Co-op agreement between the City of Gresham and Deer Glen on the Johnson Creek Watershed Creekside clean-up program initiated in July 2009. Clean-up progress continues on schedule, and is expected to be completed by summer of 2011. Residents were reminded that the City of Gresham is paying for 90% of the cost of this clean-up in our community, with the Deer Glen HOA responsible for the remaining 10%.
  - 2.1 Ms. Vogeney, speaking on behalf of the City of Gresham’s Creek restoration program asked Deer Glen to host this summer’s annual block party—an event designed to educate and celebrate the progress in restoring local habitats. The Board of Directors granted permission for the holding of this event on a Deer Glen common area. All residents of Deer Glen are invited, as will be residents of other nearby communities affected by the restoration efforts of this last year. The party will be held on the Deer Glen common area on 29<sup>th</sup> Street near the recently completed section of creek clean-up. A mass mailing announcing the event will be carried out by the City of Gresham. The block party will be held on **July 30 from 4:00 to 8:00 PM**. Food and beverages, activities for children and educational presentations will be provided by the city.
3. Marius Dumitrescu, President of Community Safety Services, gave a general report on the responsibilities of Deer Glen safety services, and along with Board Member Michelle Quimiro, discussed the intentions and the updated handbook and its relation to the Deer Glen CC&R’s.

- 3.1 The *Deer Glen HOA Handbook for Owners and Residents* will be mailed by the Postal Service and/or delivered door-to-door by the Security Services to those not attending the General Meeting.
  - 3.2 Per Article V Section 5k of the CC&R's, the Board of Directors has the right to discontinue services to any property owner in default. Consequently, any Lot with liens applied against it will not be responded to by Security Services.
4. Board Member Michelle Quimiro presented a financial overview with a focus on the first half of 2010 call outs.
  - 4.1 Accounts Receivable: Process discussed: notices given by HOA Management for 30, 60, 90 day uncollected HOA & CC&R violation fees; lien filed after 105 days. 5 liens are currently in place on properties. 3 of 5 are now with a formal collections agency (Atlas Financial).
  - 4.2 Our current aging balance for **dues** is \$3,100.00.
  - 4.3 Our current aging balance for **finer** is \$24,000.00.
  - 4.3 Our current cash balance is \$3, 903.
  - 4.4 We have raised \$1463 for reserves this year since establishing the reserve program.
5. Board member Gary Furr reported progress on committee enhancements: DRC (Design Review Committee); CC&R CC (CC&R Compliance Committee).
  - 5.1 DRC: (Members: Brad Wadsworth, Steve Stevens, Toni Pederson) Discussion of newly designed DRC "Walk-through" checklist noting Design review violations. Example copies were distributed to attendees.
  - 5.2 Discussion on proper placement of Satellite dishes: Placement now subject to DRC review (no charge); dishes prohibited on front elevation of homes; most inconspicuous placement encouraged.
  - 5.3 CC&R Committee now recognized (Members: Jeri Matz, Steve Perrault, Brad Wadsworth) and will be put into motion immediately on a designated date in July. Purpose of committee: Monthly walk-through for noting of CC&R property maintenance violations. Documented violations to be reported to KMO—HOA management Company. Letters stating violations to be sent to homeowners. New CC&RC walk-through checklist form created for documenting maintenance issues. Example copies distributed to attendees.
  - 5.4 A revision of CC&R Amendment #\_\_\_\_\_ is proposed by the Board of Directors, giving the power to the board to define rules and regulations and change the current 60-day grace period for resolving CC&R violations before fines are applied, to shorter, violation-specific, categories with timeframes for compliance, is discussed and those attending the general meeting voiced support. (Category A: 15 days: Items managed by the CC&R Checklist, yard maintenance, holiday décor removal, etc.; Category B: 60 days: Items managed by the DRC checklist: structure removals, dead trees or planting of required street trees, landscaping, satellite dish relocation, etc.) CC&R Amendment changes require the approval of 90% of members with voting rights. A vote document is being prepared and will be mailed to all homeowners by KMO. A proxy system is being investigated whereby a "non-vote" is grouped as a majority vote.

If passed, all CC&R violations will be reviewed and bracketed into stated categories of timeframes for remedying before fines are assessed for non-compliance. An addendum for the *Handbook*, stating the new CC&R compliance categories will then be mailed to all homeowners.

6. Progress report on miscellaneous items reported by Board President Dante Fornari.
  - 6.1 Successfully petitioned City of Gresham to add stop sign on corner of SE 29<sup>th</sup> Street and Elliott Drive/Place.
  - 6.2 Signage installed prohibiting skateboarding and other activities from the pedestrian bridge.
  - 6.3 Launching of Deer Glen Web page and document library:  
[www.kmorealestate.com/HOA.html#Anchor-deerglen](http://www.kmorealestate.com/HOA.html#Anchor-deerglen)
  - 6.4 Developed and updated Deer Glen *Handbook* (see 3.1).
7. Update by HOA Property Manager, Kerry Ann O'Halloran, on property sales and new building activity.
8. Election of open position on HOA Board of Directors.
  - 8.1 Steve Perrault was elected to a three-year term Director term.
9. Open discussion on matters stated above.
10. HOA Board of Directors seeks faster and more frequent communication with our homeowners and therefore encourages a stronger email distribution list. All homeowners are encouraged to contact KMO with their email addresses, if this information has not already been given.

Meeting adjourned at 7:45.

Next Deer Glen HOA General Meeting: To be announced

Respectfully submitted by Steve Perrault, Association Secretary