

Deer Glen HOA General Meeting Minutes
November 23,2009
6:00pm-7:30pm

Location: Gresham Regional Library

Attendees : President - Dante Fornari, Vice President - Gary Furr, Treasurer - Michelle Quimiro, Board Member - Dan Morita, Secretary - Emerald Flores

Also in attendance : Steve Perrault , Kerry Ann O'Halloran and Marius Dumitrescu w/security

9 Members of the community attended the meeting

A copy of the Agenda is distributed to all.

1. Board of Directors

1.1 The Board of Directors introduces themselves.

1.2 Steve Perrault has resigned as president, although he continues to advise the board.

1.3 The Board of Directors elected Dante Fornari as president, Gary Furr as vice president.

1.4 Dante introduces Kerry Ann O'Halloran of KMO, and Marius Dumitrescu with our home security. He also thanks them for their continued dedication and support of our community.

1.5 The Board of Directors meets every 4-6 weeks

2. Progress since last season

2.1 Kerry Ann reports that KMO petitioned Multnomah County property taxes for the commonly owned tracts in Deer Glen as the common areas are for public benefit, therefore they should not be included on the county tax roll. This saves the association approximately \$1,600.00 annually in future tax payments. The association received a refund of \$2,712.25 for taxes paid, plus interest.

2.2 The Board of Directors approved the Co-op proposal between Gresham, The Johnson Creek Watershed and Deer Glen HOA for the creek clean up in July of 2009. The Watershed Program is paying for 90% of the clean up initiative. The HOA is responsible for \$16,000.00. There will be a special assessment of \$266.00 per lot for the entire project. This breaks down to \$133.00 per lot per year for three years.

The Board of Directors based the decision to move forward on this project because maintaining the common areas is the responsibility of the association, and this project is the most cost effective way to do that.

2.3 The Board of Directors signed a three year stair agreement with KMO. Effective dates 10/15/09-10/15/12.

3. 2010 Budget discussion

3.1 See 2010 Budget attached

3.2 The dues per lot are being increased by \$6.00 per month per lot.

3.3 Our accounts receivable is very slim, we are considering using a collection agency to recoup delinquent accounts.

3.4 Dues are being increased, in part, so the HOA can begin to establish reserves for replacement items, i.e. bridge work, fences, monument sign, etc. A reserve study was completed by KMO to establish reserve amounts. The example was given that when the monument sign eventually needs to be replaced, there will be reserve funds allocated for this item.

4. Community Concerns and Issues

4.1 Dante had the city install 25mph signs at both Regner Rd and 29th St entrances. He also had them install consistent "NO PARKING" signs the length of the odd side of Elliott. He had the city remove the "ROAD CLOSED" signs after the barricade was removed.

4.2 All vehicles must be parked in the direction of traffic. Also, there is no parking on the odd side of Elliott.

4.3 Dante reports the speeding problem is resolving. He attributes this to Security involvement also to the clear MPH signs in the neighborhood. Marius with security reminds us all we need to continue reporting speeding vehicles. Security needs to know the color of the vehicle, make and model, also license numbers are helpful. All reports are confidential.

4.4 There is to be no building of any type of structure in the common areas. It is important for all homeowners to know their property lines.

4.5 The city requires street trees along 29th street. There is not proper irrigation to support the trees that were originally planted on the street, therefore they died. Gary Furr has agreed to donate trees for 29th street that will survive without irrigation.

4.6 A Design Review Committee has been established. The members are as follows; Steve Stevens, Toni Pederson and Brad Wadsworth. Plans must be submitted to the DRC for new homes, additional structures, fences, landscaping etc. The process takes 10 days. If a variance is requested the DRC will make recommendations prior to approval from the Board of Directors.

There is a fee of \$200.00 for a new home plan, a fee of \$100.00 for any additional structure, fence, landscaping etc. This process is in effect and mandatory. Anything done prior has been grandfathered.

The DRC is planning a walk through.

5. In Radar

5.1 CC&R review Copies are available at the meeting, or by requesting them from KMO.

5.2 The Board will be reviewing the CC&R's to determine practicality and feasibility. We will be reviewing the fine schedule to examine what changes/amendments must be made.

5.3 A committee has been formed to establish rules and regulations. A copy of the proposed rules will be mailed for a 30 day comment period before being adopted. We will request contact e-mail with this mailer.

5.4 We are planning a website. This will save us in postage, copies and missed communications.

6. Open Discussion

Questions that were raised by community members at the meeting for the Board of Directors to include in future meeting agendas.

Is it O.K to remove invasive species from common areas?

What are the rules about yard sale signs?

* Who is responsible for the removal of trees that may cause harm to private property if the tree is located in the common area?

* More information about planned parks surrounding our association?

Meeting adjourned at 7:45 pm

Respectfully submitted by Emerald Flores