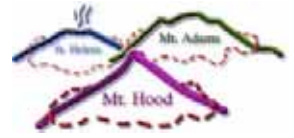


Three Mountains Estates Annual Homeowner Association Meeting

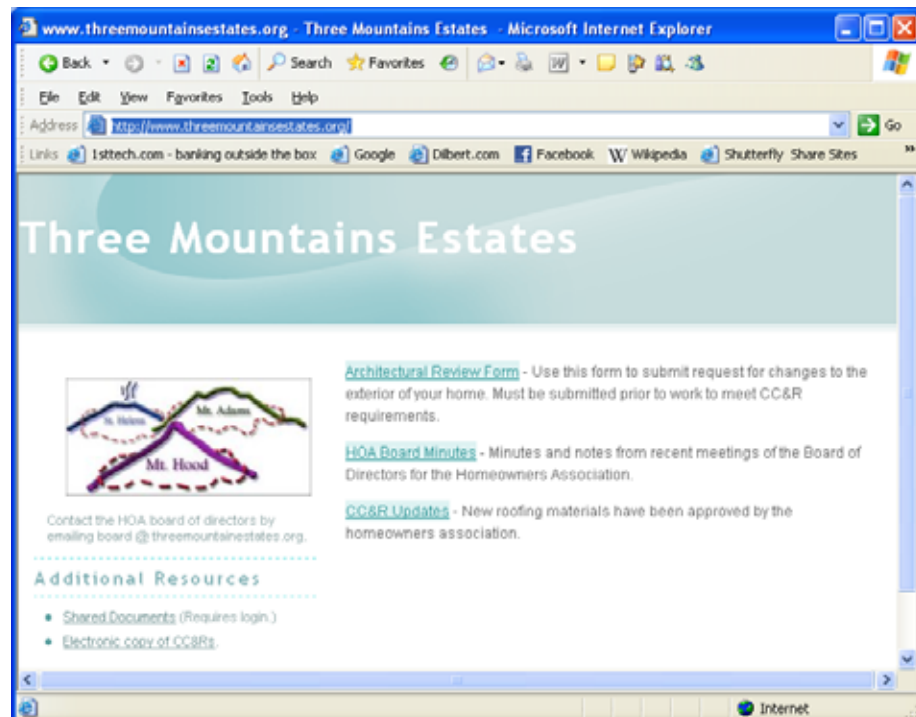


Tigard City Hall : **Town Hall Room**
13125 SW Hall Boulevard, Tigard, OR 97223
3PM Sunday, February 22, 2009

Meeting Notes:

1. Website

- <http://www.threemountainsestates.org/>
- CC&R information
- Architectural Review Form – needed for exterior painting, any significant exterior landscaping, exterior remodeling, fencing, or new structures.
 - a. Intended mainly for items visible from the street
 - b. Remember to talk with your neighbors
- Meeting Minutes



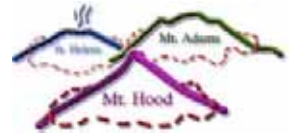
- Use board@threemountainsestates.org to contact Board.
- **Please send your E-mail address if we don't already have it.**

2. Budget overview

Annual Dues Collection

- Continuing this year late payments (*Grace period of February 28, 2008*) are assessed a \$15.00 fee
- Invoice for this year has been mailed

Three Mountains Estates Annual Homeowner Association Meeting



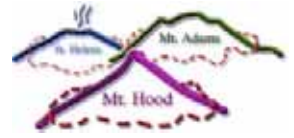
- Thinking about online payment for next year

- 3. Association Common Property
 - Common Property Maintenance
 - a. Thanks to the Carr's for continuing to do an excellent job
 - City of Tigard inquiry regarding building trails in Tract A
 - b. City intent is to connect with other trails in the area so it is easy to walk to different locations
 - City had a grant to do the study, but it is not expected that they will have additional funds to move forward with anything near term
 - If there is enough interest the board can pursue. Meeting attendance was not high (couldn't judge overall neighborhood's interest) so if people are interested they should contact the board.
 - Wooden fence along Bull Mountain Road
 - a. Another accident this year
 - 1. Some sections were replaced and with new plants
 - b. Quotations will be gathered over the next few months.

- 4. Traffic reminder
 - Please encourage your household drivers and friends to drive courteously through the neighborhood

- 5. CC & R Update Process
 - Roof Replacement Options Approved
 - a. >75% Three Mountains Estates members approved
 - b. See <http://www.threemountainsestates.org/> for more information

Three Mountains Estates Annual Homeowner Association Meeting



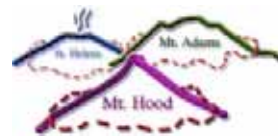
6. Board Members

- Board Members are needed – please volunteer
 - ◆ Limited responsibility/commitment
 - a. 4 one-hour meetings; Jan, Mar, July, & Oct
 - b. Couple emails a quarter
 - ◆ For board meetings – there was a suggestion to E-mail out to the neighborhood ahead of each meeting so people can participate if there are topics that interest them.

Board Member	2008	2009
▪ Co-President	Robin Holman	Robin Holman
▪ Co-President	Robert Ward	Robert Ward
▪ Treasurer	Guisseppa Heineck	Guisseppa Heineck
▪ Secretary	Mark Schaures	Carol Ann Cavey
▪ Web site	Ross Crowley	Ross Crowley
▪ At Large	Kevin Hogan	Kevin Hogan
▪ At Large	Doug Holman	Doug Holman

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Three Mountains Estates Annual Homeowner Association Meeting



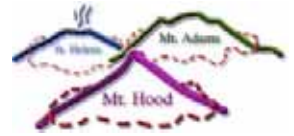
Three Mountains Estates Homeowners Association 2009 Budget

	2007 Actual Fence Acct & Carryover	2008 Actual Fence Acct & Carryover	2009 Budget Fence Acct & Carryover
Beginning Balance	\$18,162.57	\$19,792.81	\$20,647.81
Income			
Assessments*	\$4,656.00	\$4,165.00	\$4,752
2001 Dues from Lien			
State Farm Ins. Check	\$4,665.00		
Return of Hall Deposit			
Total Working Cash	\$27,483.57	\$23,957.81	\$25,399.81
Expenses			
Liability Insurance	\$291.00	\$291.00	\$300
Landscaping & Maintenance	\$4,160.00	\$2,159.99	\$3,000
Mailings & Postage	\$0.00	\$44.17	\$30
Water	\$794.76	\$689.84	\$800
Sign Repair			
Fence and Railing Painting	\$0.00	\$0.00	
Miscellaneous Expenses**	\$2,445.00	\$125.00	\$200
Path to Greenway Adjustment			
Total Expenses	\$7,690.76	\$3,310.00	\$4,330.00
Carry Fwd Bank Account	\$19,792.81	\$20,647.81	
Accrued Fence Fund	\$1,000.00	\$0.00	\$0
Total Fence Fund	\$17,000.00	\$17,000.00	\$17,000
NET CARRY FORWARD	\$2,792.81	\$3,647.81	

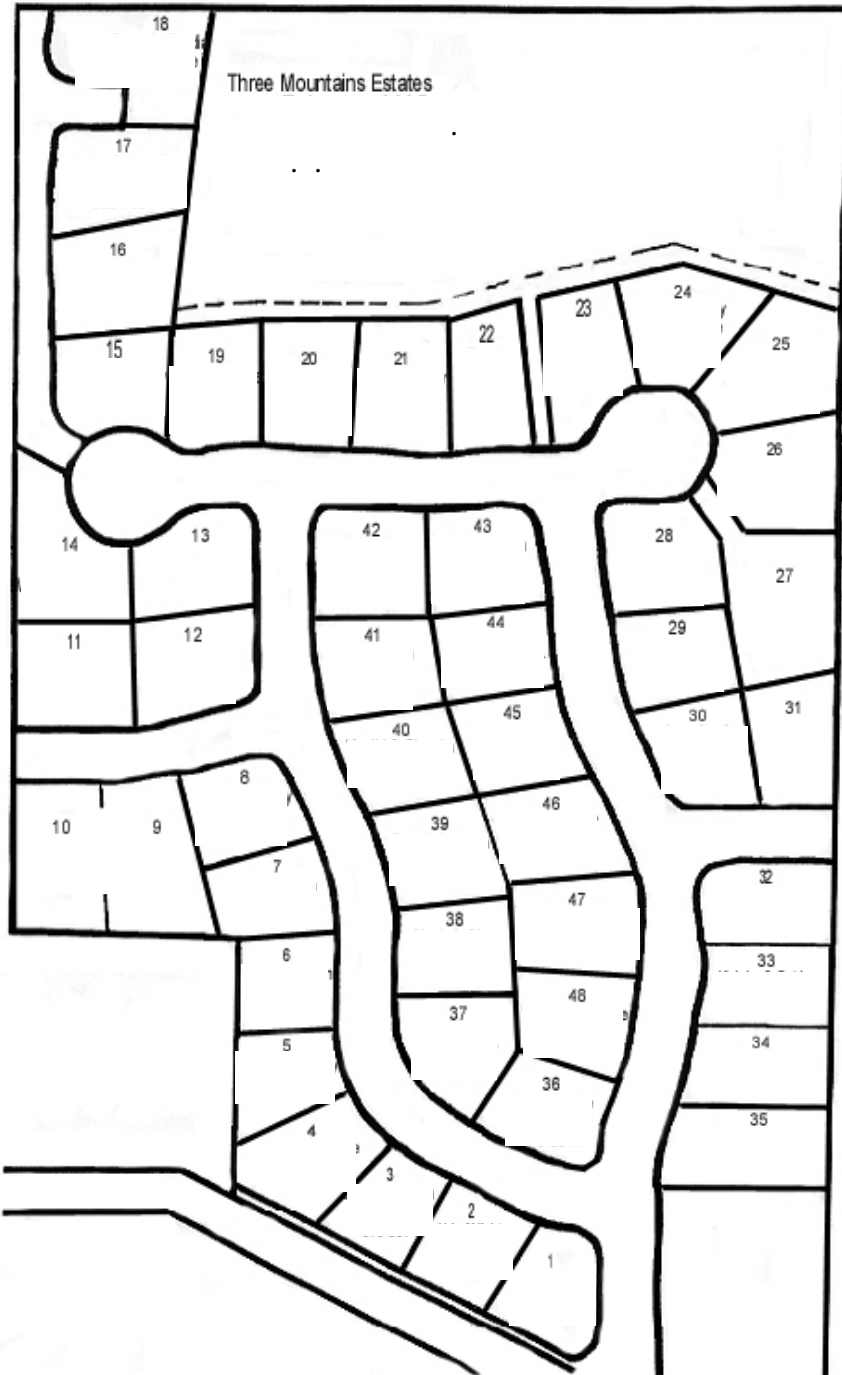
* 2009 assessments - 48 lots@\$99 each

** \$30 – HOA meeting hall rental, \$35 – annual sprinkler backflow test, \$50- annual state incorporation fee, \$10- web hosting fee for www.threemountainsestates.org

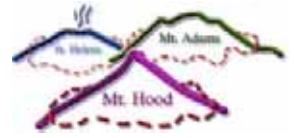
Three Mountains Estates Annual Homeowner Association Meeting



Plot Map



Three Mountains Estates Annual Homeowner Association Meeting



Be connected
Receive timely information
Save money

Please correspond with Board Members via

board@threemountainsestates.org

We need your email addresses.

Each neighborhood emailing costs a minimum of \$25.00.