



Three Mountains Estates Annual Homeowners' Association Meeting Minutes

January 31, 2011
7:00-9:00 PM

Location: Alberta Rider Elementary
14850 SW 132nd Terrace
Tigard OR 97224

Meeting Minutes:

The meeting was called to order by Robin Holman at 7:10 pm. Association members signed in and confirmed their name, address, and current email addresses. It was noted that the Board has been communicating with Association members via email. It is therefore critical that the Association has the most current information.

Association members are encouraged to inform the Board of changes in personal information especially updating emails.

Robin introduced the current Board members.

In attendance:

Robin Holman	co-president
Carol Ann Caveny	secretary
Giuseppa Heineck	treasurer
Ross Crowley	member-at-large

Fourteen properties were represented at the annual meeting. Members acknowledged that the postcard and email reminders were helpful as well as the sign planted at the entrance to the neighborhoods. In addition, the proximity of the meeting at Alberta Rider Elementary School was also appreciated.

Treasurer's Report and Old Business

Giuseppa presented two documents to the meeting: Three Mountains Estates Homeowners Association Budget and the 2010 Three Mountains Estates Homeowners Association Expenses.

The Net Carry Forward Balance for the 2011 Budget is \$4,355.11. There is a balance of \$7,500.00 in the fence fund. Annual Homeowners' Association fee is \$99.00, due February 20, 2011. The Association fee will be \$114.00 after February 20, 2011.

Discussion followed related to the replacement of the fence bordering Bull Mountain Road. \$1,150.00 was spent to repaint the Black Fence bordering SW 133rd Avenue while \$10,565.79 was spent to replace the wood fence bordering Bull Mountain. The property owners were informed of the fence replacement and 75%, per CC&Rs, approved. The cost of replacing the fence was partially supported by the insurance company as the fence had been partially destroyed by an automobile. At the time both the insurance company and Tigard Police had been informed.

The meeting approved the current wood fence bordering Bull Mountain road will be treated with a natural stain and/or sealer.

Discussion concerning the balance left in the fence fund followed. The board was encouraged to talk with the City of Tigard to request a traffic flow assessment. Further discussion of a road bump which may be supported by the HOA was also suggested. In addition, a stop sign at the intersection of SW 133rd and SW 134th was suggested.

The Board will contact the City of Tigard to follow up. Perhaps, funds retained in the fence replacement fund be re-allocated. Association approval will be required.

Discussion followed. In addition should the Association retain certain funds for continued maintenance as required.

It was decided that up to \$1500.00 of the annual funds can be allocated to a permanent maintenance (reserve) fund in most years. This would need to be voted on by the Association as a whole.

Following the discussion of the fence replacement, the association members requested that the Board look into the current insurance coverage. The Association has a common general liability of \$2,000,000 but what is the consequence of an uninsured accident? The Board will follow up with the insurance company.

A question concerning the amount of water bills previously was raised. During the past year, the Board has looked into the sprinkler systems, the schedule for sprinkling, and requested an inspection. Consequently, the water costs have declined.

New Business:

1. Architectural Review Form

Association members were reminded that the roof specifications are located on the website. In summary, Cedar, Tile, and Composition roofs(minimum 40 year) were approved. All roof replacements, exterior painting, and changes to properties must be approved by the Board. Members were reminded to include color and roof samples to the board.

The Architectural Review Form was included in the agenda packet and can be downloaded from the website.

2. Maintenance of properties

Two properties have been sent letters describing our CC&R's addressing issues of yard maintenance, garbage can locations, and parking. Management companies have been sent letters as well.

Owners are reminded to maintain their properties as the neighborhood ages.

Robin reminded the meeting the Neighborhood Watch telephone # 503-629-0111 and that this is a non-emergency number.

3. Neighborhood Mixer

A recommendation was made to consider having a neighborhood mixer sometime in 2011. There is a City of Tigard Neighborhood Annual Event. City funds are provided with approval from the city i.e. Picnics, parades, and block parties.

This idea will be discussed at the next board meeting.

4. Election of 2011-2012 Board Members

The current Board members were re-elected for 2011-2012. Robin Holman encouraged association members to serve. She will be retiring in 2012.

Board Members

- President Robert Ward: **RKW.enterprises@comcast.net**
Robin Holman: **rkholman@hotmail.com**
- Vice President
- Secretary Carol Ann Caveny: **caveny6333@comcast.net**
- Treasurer Giuseppa Heineck: **heineck@verizon.net**
- At Large Ross Crowley: **rcrowley@mac.com**

NEXT BOARD MEETING

Friday, March 4, 2011. 1:00 pm. Robin Holman's home. Association members are encouraged to attend and to provide us with an rsvp if they would like to bring up new business.

Meeting adjourned by Robin Holman at 8:15 pm.