



Three Mountains Estates Annual Homeowners' Association Meeting Minutes

February 27, 2012
7:00-8:00 PM

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

Meeting Minutes:

The meeting was called to order by President, Robin Holman at 7:00 pm. Association members signed in and confirmed their name, address, and current email addresses. The meeting was reminded that the Board communicates with the members via email and members were requested to confirm our current information.

[Association members are encouraged to inform the Board of changes in personal information](#)

Robin introduced the current Board members.

In attendance:

Robert Ward	co-president
Carol Ann Caveny	secretary
Giuseppa Heineck.....	treasurer
Ross Crowley	member-at-large

Sixteen properties were represented at the annual meeting. Association members confirmed the annual meeting location at Alberta Rider Elementary continues to be appropriate. We will continue to meet at the elementary school for our annual meeting.

Treasurer's Report

Giuseppa presented two documents to the meeting: Three Mountains Estates Homeowners Association Budget and the 2011 Three Mountains Estates Homeowners Association Expenses.

The Net Carry Forward Balance for the 2012 Budget is \$9,783.15. . Annual Homeowners' Association fee is \$99.00, due February 20, 2012. The Association fee will be \$114.00 after February 20, 2012.

Water expenses continue to rise; although the Board has looked into appropriate usage. These expenses reflect increased taxes.

Discussion followed related to the proposal for establishing a "Reserve Fund" for future association expenses. These funds could be used to replace the sprinkler system, maintain the fence bordering SW 133th, or for hiring an arborist to tidy trees in the undeveloped three acres adjoining association property.

[The meeting approved the creation of a Reserve Fund, \\$6000.00 to be allocated at the discretion of the Board for future neighborhood expenses. A separate Savings account will be designated for the Reserve Fund.](#)

Old Business

1. The fence bordering Bull Mountain Road has been repaired and stained.
2. A stop sign has been located at the intersection of SW 133rd and SW 134th Drive. The city has painted a solid white line as well. There is continued concern for traffic speed. Neighbors are encouraged to write letters to the local newspaper as a method of raising awareness. There have been city monitoring.
3. The current CC & R's for the Roof replacement has been proofed and will be submitted to the county.
4. Our current insurance coverage **Giuseppa could you complete this sentence.....**
5. Architectural Review Form: Association members are encouraged to continue submitting Architectural Review Forms to a member of the board. The board will return the form with approvals within a few days of submission. The Architectural Review Form is found on the website: www.threemountainsestates.org.
- 6.

New Business:

1. Neighborhood Mixer
Robert Ward hosted a 4th of July neighborhood gathering last year. Robert's gathering raised \$1500.00 for the Red Cross. It was a great success. Robert has offered to host another party this July, 2012. The association will pay for the city permit. We will also send an email invitation.
2. Neighborhood Watch
Robin reminded the meeting the Neighborhood Watch telephone # 503-629-0111 and that this is a non-emergency numbers.
3. Updating our CC&Rs. The board requested a volunteer(s) to review the CC&Rs. Specific passages have been highlighted and Robin has the document. Please let one of the board members know if you are interested.
4. Election of 2011-2012 Board Members

The current Board members were re-elected for 2012-2013. Robin and Robert are planning on retiring in 2013.

Board Members

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|------------------|--|
| • President | Robert Ward: RKW.enterprises @comcast.net
Robin Holman: rkholcomb@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

All association members are invited and encouraged to attend any and all board meetings. If you are interested please contact any board member.

Meeting adjourned by Robin Holman at 8:00 pm.