



**Three Mountains Estates  
Annual Homeowners' Association Meeting Minutes**

February 25, 2013  
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 Co-Presidents Robin Holman and Robert Ward at 7:00 pm. Association members signed in and confirmed their name, address, and current email addresses. The neighbors were reminded that the Board communicates with the members via email and members were requested to confirm our current information.

Robin introduced the current Board members.

In attendance:

Robin Holman co-president

Robert Ward co-president

Carol Ann Caveny secretary

Giuseppa Heineck treasurer

Not present:

Ross Crowley member-at-large

Fifteen properties were represented at the annual meeting.

Treasurer's Report

Giuseppa presented two documents to the meeting: Three Mountains Estates Homeowners Association Budget and the 2012 Three Mountains Estates Homeowners Association Expenses.

The Net Carry Forward Balance for the 2013 Budget is \$10,766.44 (see note at end of budget sheet. Annual Homeowners' Association fee is \$99.00. The Association fee will be \$114.00 after February 25, 2013.

Water expenses continue to rise. The Board has looked into appropriate usage. These expenses reflect increased cost from the city.

Discussion followed related to reinvesting the money in the "Reserve Fund", and how much to add to it from the last fiscal year. 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 addition of \$5000 to the Reserve Fund. A six-month CD will be purchased on March 21, 2013. The neighbors attending the meeting approved the budget for the 2013-2014 year.

### Old Business

1. The changes to the CC&Rs will be re-submitted to Washington County with notarized signatures and spacing corrections.
2. Robin requested a volunteer to review and update the CC&Rs. Several areas are out of date. She suggested that anyone interested contact the Board.

### New Business:

1. Mailbox re-painting: Robert Ward suggested getting a quote for mailing all of the mailboxes. In addition, the street light poles also could be repainted. A association member suggested talking to PGE to determine their responsibility for maintenance and upkeep.
2. Arborist: A discussion followed concerning the 3 acre property which is part of the Three Mountains Estates Association. Questions included: Does the city of Tigard have an arborist who could be consulted; Should we have our green space surveyed for our property lines? This discussion was postponed for a later meeting.
3. Landscaping: The Karrs, currently responsible for landscaping the entry and space bordering Bull Mountain Road, have requested a \$25.00 a month increase. It was decided to investigate other landscape businesses to compare maintenance costs before a final decision is reached.
4. Neighborhood Park Information: Included in the agenda packet is a description from the Friends of East Bull Mountain Park, FEBMP, proposing our Association granting an easement, over a section of our 3 acre green space.

Discussion followed including: What is the current status of the culvert? What is the potential for Association liability if the easement is granted? What is the current potential for accidents on that 3 acres?

Some proposals for this easement could include: a fence; signage for No-Trespassing; etc. Robert Ward, Robin Holman, Giuseppa Heineck and any interested neighbors will form a startup committee to further investigate the advantages and disadvantages for granting an easement. Within 60 to 90 days an association meeting will be called to further discuss and review this proposition. In order to grant the easement 80% of the homeowners are required to approve the easement.

Robin Holman, Co-President, and Carol Ann Caveny, Secretary resigned from the board.

Election on Three Mountains Estates Board for 2013-2014:

#### Board Members 2013-2014

- President Robert Ward: **RKW.enterprises @comcast.net**
- Vice President
- Secretary Colby Adamson
- Treasurer Giuseppa Heineck: **heineck@verizon.net**
- At Large Ross Crowley: **rcrowley@mac.com**

Robin reminded neighbors to be sure to turn in Architectural Review Forms when making changes/additions to the exterior of their property.

Meeting adjourned by Robin Holman at 8:00 pm.