



**Three Mountains Estates**  
**Tigard, Oregon**  
*Home Owners' Association Board Meeting*  
*June 7, 2009*

The meeting was called to order by Robin Holman, at 7:00 pm.

**In attendance**

Co-President: Robin Holman  
Co-President: Robert Ward  
Treasurer: Guiseppa Heineck  
Secretary: Carol Ann Caveny  
Website: Ross Crowley

**Approval of Minutes**

The minutes from the previous meeting was not presented.

**Board**

Introductions were made as this is the first meeting for Carol Ann Caveny.

**Budget**

The Budget report was presented by Guiseppa Heineck. There is now an account with OnPoint Community Credit Union. A deposit of \$20,000.00 was made on February 18, 2009. A required savings account deposit of \$5.00 was made. A 6 month CD was purchased on February 28, 2009 for \$17,000.00.

The current account balance for Business Interest Checking account is: \$6,439.21. Withdrawals were made for payments including: Neighborhood maintenance, City of Tigard, and Womack Water works.

A second account with WAMU/JP Morgan Chase has a balance of \$260.55.

Three properties have not paid their HOA annual dues. Guiseppa is in contact with the owners or Rental Company to resolve this issue.

**Old Business**

- Fencing along Bull Mountain Road: At the January annual meeting a discussion took place to investigate the possibility of replacing the current wooden fence with a brick fence. Robert Ward is going to review this possibility and report back at our next meeting prior to the January HOA annual meeting.
- A second fence bordering SW 133<sup>rd</sup> Avenue may also be in need for sand-blasting and repainting. This will also be reviewed.

- It was decided to postpone any conversation with the City of Tigard to connect with other current trails. Current economic conditions are not conducive to this undertaking at this point.
- Once again it is noted that traffic speed is increasing. There is a potential hazard to the community if this continues.

### **Architectural Reviews**

- Architectural Review Forms requesting exterior house painting approval were reviewed and approved.
- One Architectural Review Form was submitted for new roofing. It was reviewed and approved.
- A letter was submitted to the board identifying a property which has compost in the backyard. The current CC&Rs do not provide for the removal of compost. However, there is a phrase which points out that any noxious substance be removed.
- It has been noted that some property owners are not maintaining their property, i.e. weeds growing in the front yard. Personal contact will be made to encourage improved maintenance.
- A letter was submitted to the board identifying a property which has placed compost in the backyard. The current CC&Rs do not provide for the removal of compost. However, there is a phrase which points out that any noxious substance be removed. This information was given to the homeowner as well as a recommendation to contact the City of Tigard as it provides for mediation between neighbors.

### **New Business**

- City of Tigard Water Bill: Guiseppa noted that the City of Tigard Water bill seems unduly high. She is going to request an evaluation by the City.

### **Next Meeting**

A meeting will be set prior to the HOA annual meeting in January.

Meeting concluded at 8:00 pm.

Contact the HOA board of directors by emailing [board @ threemountainstates.org](mailto:board@threemountainstates.org).