



Three Mountains Estates
Board Meeting

March 4, 2011

Location: Robin Holman's Home

Meeting Minutes:

The meeting was called to order by Robin Holman at 2:00 pm.

In attendance:

Robin Holman and Robert Ward co-presidents

Carol Ann Caveny secretary

Giuseppa Heineck treasurer

Ross Crowley member-at-large

Treasurer's Report

Giuseppa presented a current list of expenditures from January 3, 2011-March 4, 2011. Thirty-four properties have paid their association dues. Giuseppa will e-mail and/or mail a reminder to the properties which have not submitted their dues. \$3346 has been collected to date.

Currently in savings: \$12, 541.38, in checking account: \$1537.71.

Old Business

1. Fence
 - a. Protective Coating
 - i. The Board determined to solicit bids for the final coating. Two different coatings are possible: (1) A clear color coating, both sides with a 4 year guarantee or (2) a coating with a 15 year warranty which maintains the natural cedar color. The range of expenditure goes from \$2500.00 to \$4000.00 approximately. As there are sufficient funds to pay for the protective coating, the board will select the appropriate bid at the next board meeting.
 - b. Liability insurance
 - i. In order to obtain liability insurance for the fence, a permanent structure must be in place. The board will follow up with the definition of a structure as the sign Three Mountains Estates may qualify.
2. Stop sign and speed bump

Members at the Annual Meeting reminded the Board that previous meetings had discussed the possibility of speed bumps for the neighborhood. Robin contacted the City of Tigard engineer to determine the process for implementing speed bumps vs. posting a STOP sign at the intersection of SW 133rd and SW 134th Drive. The following is a summary of this information:

 1. Speed humps have been found to lower property value by approximately 5%.
 2. Speed humps increase car maintenance.
 3. People tend to pay so much attention to the speed humps, and avoiding them that it can cause the drivers to not pay enough attention to their surroundings i.e. children running into the street, cars backing out of driveways, etc..

In order to be eligible for speed humps, the city would need to find more than 50% of the

people driving through the neighborhood to be going at least 35 mph. The engineer didn't feel that our neighborhood would qualify because the neighborhood would also need to turn in a petition that showed the majority of the neighbors would want them installed. This petition would need to be implemented before the city would start a traffic study.

The engineer suggested that a great way to slow people down is to encourage the members of our neighborhood to go 15-20mph. If resident slows down, other drivers will be forced to slow down or take another route.

Another option for slowing drivers would be adding exaggerated intersections where the city puts up curbs and makes the intersection for traffic flow narrower. It is also very expensive. They would ask a neighborhood to contribute to the cost. A total ballpark number was a minimum of \$20,000.

There has been some interest in putting a STOP sign at the intersection of 133rd and 134th.

After Robin's report the board decided to send out via email to all association members explaining our findings and requesting approval of a STOP sign at the intersection of 133rd Avenue and 134th Drive.

3. Maintenance Fund

At the annual meeting the board was asked to look into the creation of a Maintenance fund once the fence expenditures were completed. An option is to return the remaining funds from the fence account or the creation of an ongoing maintenance fund. This maintenance fund would need association approval. The Board is looking into implementing this.

New Business:

1. Property adjoining Three Mountains Estates' 3 acres

The board received a request from Neil Brown from Meadows Realty. The City of Tigard is looking into purchasing 8 acres which adjoin the association's 3 acres for the purpose of creating a community park. Mr. Brown wondered what the general view of the association would be if the city went ahead with the purchase of this land. He requested a meeting with the board to further discuss this idea.

The board discussed the advantages and disadvantages for this land usage. Robert offered to talk with Mr. Brown and report back to the board.

2. Business to be discussed at June board meeting

- a. Review CC&Rs for revision.
- b. Solar Panels
- c. Neighborhood mixer

Meeting adjourned by Robin Holman at 3:30 pm.