

Orenco Gardens Board of Directors Meeting
Meeting Minutes
5-10-06 7:00 pm

Board Member Roll Call

Scott Richardson, President
Janine Sisk, Vice President
Greg Pawson, Treasurer
Aysegul Jezewski, Secretary
Dennis Holtz, Board Member

Election of Board officers

The office of the vice president was vacated last month. In order to fill that position, Janine resigned from the secretary position.

- Janine Sisk was voted unanimously for the vice president position.
- Aysegul Jezewski was voted unanimously for the secretary position.

General Business

- The treasurer presented the April 2006 financials. All of the associations had a net loss this month; this is the first time we had an overall loss since last September. However, he commented that this is not something unexpected and is due to seasonal fluctuations. Rowhomes have reached 15 percent retained earnings to budget ratio, which is a new high, considering that the ratio was negative 20 percent in the past.
- West Hills did not respond to our demand letter about the unfunded reserve money for the Rowhomes. Board approved our lawyer Kevin Harker sending West Hills a 10-day intent to file suit letter. The Board has voted unanimously to file a suit against them, in the event that they do not respond to our letter in 10 days.
- Scott and Greg will do a review of our insurance and present it to the board.
- Janine and Scott attended a board meeting at Orenco Station and met with a couple of their board members. They have had a productive exchange of ideas.
- The board decided to have a meeting on June 28th, in addition to the regular meeting on June 14th due to a backlog of tasks that require attention.

Committee Reports

ARC

- Only a few applications were received this month. ARC chair Barbara Bergen reported having trouble getting timely response from NWCM.

- Scott asked NWCM to include a few paragraphs in the most recent ARC approval letters; however, these paragraphs were not included.
- Scott asked the ARC chair, Barbara Bergen, to be aware that she represents the association when interacting with violators and asked her be more tempered if possible. He recommended that she observe and report only. As a result of this discussion, Barbara has resigned from her post.

LSC

- New Landscaping committee has been formed.
- The city has been contacted about the erosion on the nature paths. They came and took a look at the damage and will fix it as soon as they can.
- A mission statement for LSC has been submitted for board approval. The board voted (5 aye, 0 nay) to accept the mission statement with one change, “Showplace” will be replaced by “Landscaping Company”
- LSC would like NWCM to send them all the homeowner requests that are related to landscaping (replacement of plants and trees).
- One homeowner living by the park at the end of NE Daventry Street complained about Oak tree branches falling on their roof and backyard. An Arborist was contacted about the dead Oaks. His recommendation was to remove both the trees at a cost of \$5400. The board voted (5 ayes, 0 nays) to give the authority to LSC to get one more bid and make the final decision to choose the company to remove both of the trees.
- LSC asked Showplace to shut off all irrigation to the areas with large Oaks. This may cause the grass to turn yellow, but the board believes that it is worth saving the large Oaks.
- LSC recommends adding drainage to save the rest of the trees. This issue will be discussed after the Oaks are removed.
- The Board asked the LSC to provide recommendations on what type of trees should be used to replace the removed Oaks; this will depend on whether the drainage situation is fixed.
- LSC will ask Showplace to provide the board with a map showing homes that are on the “no-pruning” and “no-spraying” lists.

Neighborhood Watch

- Nothing to report, the committee did not meet this month.
- The treasurer reported that his neighbor’s car was broken into.

Pet Committee

- Our lawyer Kevin Harker has provided a letter that addresses the questions that a homeowner raised about whether the Board had the authority to impose a pet ban on two of the community parks. The lawyer’s letter was presented to the homeowner.
- The pet committee submitted a draft ban survey for the board to consider. The board discussed what percentage of survey response rate would be high enough to bring the pet ban for a vote again. Aysegul motioned to have 30% as the

acceptable response rate. It was voted down with 2 ayes (Aysegul and Janine) and 3 nays (Dennis, Greg and Scott). Greg motioned to have 35 percent as the acceptable response rate, which was accepted by 3 ayes (Aysegul, Greg and Janine) and 2 nays (Dennis and Scott). Dennis asked that Aysegul and Janine, who both abstained from the pet sign vote last month, should abstain from voting on this as well. Both Aysegul and Janine disagreed.

- The pet committee asked the board to allow a change in the location of one of the pet stations that will be installed in the future. The new location will be on the NE Alder side of the large community park, instead of the nature path entrance at NE 58th Avenue. The aboard voted to accept the change (5 aye, 0 nay).

Government Affairs

- Dennis contacted the City (Steve Heldt) about the nature paths. They sent someone to look at the erosion at the paths. He was informed that the City does not maintain the irrigation.
- Dennis talked to Jim Kruger (503 736-5450) from PGE about installing a light in the community park by the gazebo. They are willing to install it for us. They need to make sure there is transformer close by and an electrician has to do the conduit.

Social Committee

- Greg's neighbor spent Earth Day (April 22nd) cleaning up the nature path area. He suggested that social committee participate in this type of activity next year.

Open Forum

Homeowner Ravivan Tanovan had a chance to review the lawyer's letter, while pet committee business was discussed. She had a few questions about the letter regarding the language. She and the board disagreed on how to interpret certain sections of the letter. She commented that her lawyer disagrees with our lawyer.

Meeting was extended in order to allow for additional time for open forum as well as other board business.

Adjournment

- Meeting adjourned at 9:40 pm.