

Orenco Gardens Board of Directors Meeting
Meeting Minutes
06-14-06 7:00 pm

Board Member Roll Call

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

Approval of minutes

Minutes of the last board meeting were approved unanimously.

General Business

- The President presented the May 2006 financials because the Treasurer was absent. There was nothing significant to report.
- The LSC committee chair asked how much money is left in the landscaping budget for plant and tree replacements. The President indicated that there are unspent funds from last year's budget (about \$16,000), which can be used this year.
- West Hills responded to our intent to file suit letter with a letter indicating that they disagreed with our assertions.
- The board voted unanimously to have another meeting on June 21st in addition to the extra meeting already scheduled on June 28th.

Committee Reports

ARC

- The President pointed out that there is mole damage at Arbor Park. LSC chair (Aysegul) informed the board that Showplace has already been given the authorization to take care of the problem.
- The Board approved unanimously to allow ARC members to put hand written notes (on ARC letterhead) at potential violators' door. This will be used as needed to give a "pre-violation" notice.
- Rent signs are always ARC violations, even when displayed in a window. This was established at the July 13th, 2005 Board meeting.
- ARC will choose acceptable stain colors for fences and post them on the HOA website. Fences must be stained; painting solid colors is a violation of ARC rules.

LSC

- LSC presented the bid by Showplace to replace a number of dead or dying trees at a cost of \$4365.00. The Board approved the proposal unanimously.
- Two dead/sick Oaks have been removed from the park at the end of NE Daventry

St. No damage was done to nearby homes. Minimal damage was done to the grass. Since the area under the Oaks is not being watered during the summer, to avoid further damage to the Oaks, LSC has no recommendations for replacement until the Fall.

- The Board has approved 3-1 (ayes: Scott, Janine, Dennis; nay: Aysegul) for Showplace to landscape the front yard of 6030 NE Maidstone with barkdust, Japanese maple and other shade loving plants and a boulder at a cost no higher than \$600. The homeowner's front lawn was not in good condition due to lack of sun.

Neighborhood Watch

- National Night Out will be held on July 30th (Sunday) between 5pm and 8pm. Gayla McGowan (a local real estate agent) will finance part of the cost.
- NWC wanted to know if we can put signs at the Basketball park indicating that it is closed between dusk till dawn. Lately, teenagers have been making too much noise at night, disturbing the neighborhood. It was left undecided pending submission of suggested language for the signs.

Pet Committee

- The ban language will be revised at the next Pet Committee meeting, which the Board President will attend.
- The pet ban signs have finally been located (they were at NWCM's office) and will be installed promptly.
- New pet stations have arrived and will be installed promptly.
- The board has approved unanimously to purchase 3 signs for the pet stations that will read: "Please Leash and Clean up After Your Pet". The original proposal of the PC was "Kindly Respect Our Environment; Please Leash and Clean up After Your Pet".

Miscellaneous Business

- The Board discussed the status of various repair work. There was only one bid, from the same company, for each of these projects. The price was found to be three times as high as the prior bids received for the same job. So the Board decided to wait until we get more bids.
- Ordering a sign board to announce news to the community was discussed; a decision will be made at a future board meeting.
- The new draft of the welcome letter to new homeowners from the Board President was approved by Janine earlier, but NWCM seems to think that further Board approval is needed. The Board concluded that no further approval is needed.

Open Forum

- Homeowner Michael Cooper expressed his frustration with several ARC violations in the neighborhood, especially his neighbor's hot tub, which is located close to the fence between the two houses. The ARC chair (Scott) informed Michael that the

hot tub was approved by ARC, and as long as the hot tub was put in according to the specifications in the ARC application, the board cannot overturn the approval. Michael also wanted ARC guidelines, other than just regarding satellite dishes, to be posted on the HOA website. The President pointed out that the CC&Rs are posted on the website and ARC rules are based on them.

- Homeowner Evan Dehurt would like to know who is responsible from maintaining the landscaping in front yards. She mentioned that the bushes are not getting pruned. She was informed that the pruning should be done by the landscaping company (Showplace), but they are falling behind. Evan also mentioned that the paint is chipped on some of the gates of rowhomes.
- Homeowner Stephen Parara mentioned various problems with his neighbor, which include loud noise at night, obscene drawings on the street, an unsupervised dog running around, several ARC violations etc. NWCM has sent two letters to the homeowner and personally talked to the tenant.
- The meeting was extended several times in order to allow for additional time for open forum as well as other Board business.

Adjournment

Meeting adjourned at 9:37 pm.