

Orenco Gardens Board of Directors Meeting
Meeting Minutes
September 13th, 2006

Board Member Roll Call

Dennis Holtz
Aysegul Jezewski
Greg Pawson
Janine Sisk

Scott Richardson has resigned as the president of the board via email. The board has unanimously voted to elect Janine Sisk as the president and Scott Richardson as the vice president.

General Business

August meeting minutes were approved unanimously with one change. "November" was changed to "October" in the sentence "The annual meeting will be held in October."

Treasurer's Report

August financials were not late this month. The associations are in good financial shape. NWCM notified the board that the Letter of Authorization and Corporate Authorization Resolution, which were signed at August meeting, had errors. NWCM will correct those errors and send us the forms again. The treasurer pointed out that we are earning very little interest on the money market reserve account. The board has unanimously approved the financial statement prepared by Schwindt & Co. for the eight months ending in August 24th 2006.

Budget dependency

Since Janine was not at the last meeting, she was briefed on budget dependency issues. The board will focus on those soon after the annual meeting.

Planning for the annual meeting

Notice of the annual meeting as well as the proxies need to be sent to homeowners 2 weeks prior to the meeting. The secretary will make sure everything, including the notice letters, is set up for the meeting on time. The board may ask a NWCM representative to attend the meeting. The board has discussed the possibility of putting on a ballot a restriction on sales of homes to investors (those who buy in order to rent), so that the homeowners can vote on it at the annual meeting.

Committee Business/Status

ARC: They are in desperate need of volunteers. Currently, they do not even have a chair.

LSC: They are working on completing the plant replacement list (earlier list is several months old and needs to be updated). Daventry park project is completed, drainage to save the Oaks are installed. They will start working on next year's budget in October.

The board voted unanimously to form a maintenance committee, which will mainly focus on maintenance of Rowhomes. We already have one volunteer.

Miscellaneous Business

NWCM received some complaints about off leash dogs. Pet committee volunteered to distribute flyers to all homes informing them of the leash rules. Since this will be mentioned in the Newsletter that is going out soon, board decided that flyers are not necessary.

The board has discussed forming a parking committee and decided against it.

Open Forum

One homeowner has notified NWCM about a disruptive homeowner who is running a business from his house, in addition to other violations. Since running a business from residence is against the CC&Rs, a notification letter was sent. The homeowner described the problem to the board and asked board's help on this issue. He mentioned that other homeowners have problems with this disruptive resident as well, but are afraid to speak up. Since there is a procedure to deal with such situations, the homeowner was informed that the board will follow that procedure. After sending a total of three violation letters (if the homeowner keeps violating the CC&Rs), the board would hold a hearing on this issue and make a decision for or against the homeowner. If the board decides against the homeowner and violations continue, the homeowner will be fined as described in the financial penalties resolution.

Another home owner wants to put a restriction on sales of homes to investors. She is not happy about having too many renters in the community. This is something the board is considering to be put on a vote at the annual meeting; however, we have to consult a lawyer before doing this.

The meeting was extended twice (unanimously), 15 and 10 minutes.

Adjournment (9:21 pm)