

ORENCO GARDENS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

March 15th 2007

Board Member Roll Call

Janine Sisk, *President*

Scott Richardson, *Vice president*

Greg Pawson, *Treasurer*

Aysegul Jezewski, *Secretary*

Steve Parara, *Member*

General Business

Minutes: Meeting minutes for December was approved (3 ayes, 0 nays, 1 abstain), so as the meeting minutes for February (3 ayes, 0 nays, 1 abstain).

Board position: The president called the floor for volunteers for the vacated Board position. Steve Parara has volunteered and was elected unanimously to the Board.

Treasurer's Report-February Financials: The treasurer reported that there was a problem with payments in February, most likely due to switching to a new management company. Unlike NWCM, B&H does not send bills every month. They have sent a payment coupon book for the entire year in January. B&H property manager Heather Hutchison informed the Board that B&H will start sending delinquency letter in a few days.

Heather informed the board that she has inquired about earthquake insurance and found it to be very expensive (over \$37,000). She also mentioned that the tax bill is paid.

The Board had discussed the option to move extra funds from the checking account of Master Association to an interest yielding account. A motion to give Janine and Greg the authority, between March and April Board meetings, to move funds from Master Association's checking account to a savings account, has passed unanimously.

Several bids for cleaning rowhome gutters, power washing and painting the gazebo and the pavilion was discussed. The Board has voted to retain "Windows Man Dan" to clean gutters at a cost of \$2780; he will also reattach the gutters as necessary at a cost of \$435 per gutter. It is observed that none of the bids included cleaning the moss on the roofs of the pavilion and the gazebo. A motion to accept the bid by Empire for the cleaning (except for the roofs) and painting of the gazebo and the pavilion have passed unanimously.

Rowhome lawsuit update: Vice President informed the Board that Kevin Harker, the lawyer who has been assisting the Board with this issue, would be happy to come out and present the pros and cons of filing a lawsuit against West Hills to the Rowhome owners and answer any questions. However, a representative from Schwindt Co. can only come after the tax season. As a result, the Board has decided to hold a meeting for the rowhome owners in May. More discussion will be needed as to how the rowhomes would vote either to file a lawsuit or not. The final decision will be made by the Board which will take the homeowners' vote into consideration.

Committee Business

Due to time constraint, no committee business is discussed.

Open Forum

Mr. Richardson asked about what the potential lawsuit against West Hills was about. Vice president explained that West Hills (Arbor) was not paying dues for rowhome reserves, when they were supposed to, which made the retained earnings of rowhome accounts to be in negative. After the Board and an outside CPA investigated these payments, they found that West Hills did not pay between \$30 and \$40 thousand that they were supposed to. Once this was discovered, letters have been sent to West Hills, who disputed claims that they owe dues for rowhome reserves. Finally, the Board has asked the lawyers to send a letter of intent to file a lawsuit. West Hill response was not positive. The Board originally voted to file a lawsuit, but later decided to not do so until they hear from the rowhome owners whether they would be willing to take this risk. Mr. Richardson asked if arbitration is an option. The Board did not know if it is an option.

Jane Cameron has asked if lights can be installed by particular mailboxes. The NHWC has looked into this issue in the past, considered different options including solar lights, but could not find a financially reasonable solution. New Board member Steve mentioned that he can look into solar lights once again. Ms. Cameron has also asked if it would be okay to use an outdoor fire pit; she was informed that she can use that as long as she uses it in a safe manner (away from the fences etc.).

Special Hearing

Dylan Pollock has appealed the ARC decision which denied his application to install a woodstove in his living room. Since at that time, he was the chair of ARC, the remaining ARC members asked the property manager Heather Hutchison to make the decision. After careful investigation, she denied the application, since it would set precedence, as it would be the only chimney stack coming out of a lower roof. She informed the homeowner of her decision; however, Mr. Pollock ignored the denial and went ahead with the installation of the woodstove.

Mr. Pollock's argument for the appeal was that another house had a similar wood burning fireplace; therefore, it would not set precedence. He provided pictures of this house as well as his. The president also provided pictures of Mr. Pollock's house as well the other house with the wood burning fireplace. The Board did not find the two chimneys to be similar, since the other house had a bumpout on the side of the house, while Mr. Pollock had a chimney stack coming out of the roof. The board has voiced their support to Ms. Hutchison's denial of the application. However, the Board has decided to give Mr. Pollock the option to come up with other proposals to rebuild the chimney, which the Board would then approve or disapprove. Mike Sisk (webmaster) has volunteered to help Mr. Pollock with manipulating the existing pictures to show how the house would like under each proposal. The Board has voted to try to reach an agreement, working with the homeowner, within three weeks (5 ayes, 0 nays).

Adjournment (9:28 pm)

