

ORENCO GARDENS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

May 17th, 2007

Board Member Roll Call

Janine Sisk, *President*

Scott Richardson, *Vice president*

Steve Parara, *Secretary*

Aysegul Jezewski, *Member*

General Business

Minutes for April are incomplete; they will be completed before June board meeting.

Treasurer's Report

Scott discussed April's Financials; everything seems to be on track. Insurance bill is to be paid this month for Rowhomes.

A portion of the current funds are to be transferred to a savings account with 3.75% yield.

Schwindt has not been paid because they have not yet finished the annual report.

Financial Penalties Resolution

As requested by the President, the board has discussed amending Financial Penalties Resolution to add a financial penalty for work done without an approved ARC application. The concern of the President was that, when people spend a lot of money and build a structure without ARC approval, it is difficult to make them destroy that structure, and therefore, it is a good deterrent to have a penalty for unapproved projects. Aysegul raised concerns about such a change, since a homeowner may make an honest mistake and not realize that they needed to get ARC approval for certain projects (such as hose holders attached to building etc.). Currently, those who complete projects without ARC approval receive violation letters. If they do not apply for approval, or get rejected but never correct the situation, they will receive a second letter, which will be followed by a hearing notice where the homeowner is invited to defend their actions in front of the Board or its representatives. If they fail to show up or not able to defend themselves effectively, they will receive a financial penalty. After some discussion, the President withdrew her request to make the change.

The Board also discussed the possibility of requiring the homeowner to make a request for a hearing in such a situation mentioned above; instead of holding a hearing automatically. Currently, the homeowner would receive notice of a hearing, where they have the option to ask for a change in date if they are unable to attend. However, they need to reschedule the meeting within few days. Vice president suggested that current rule is better since we give the violating homeowner a chance to come to the hearing without them having to ask for one, in case they forget to do so. In the end, the board has decided not to make any changes to the Financial Penalties Resolution.

Maintenance bids (Rowhomes, Pavilion, Gazebo, etc)

Window Man Dan took photos of gutters pulling away, which weren't installed properly. Heather asked the Board if we should move forward with the repairs, install spikes every two feet to remedy the situation. The Board agreed and asked Heather to get bid for full repairs.

Empire bid for the paint job (Gazebo and the Pavilion) has increased, but they are still the lowest bidder. The increase was due to the need to have water to pressure wash prior to painting. A motion to hire Empire to do the pressure wash and the painting has passed unanimously.

The Board has decided not to purchase benches for the blank concrete pads due to high cost (about \$1000 for each bench).

Roof of the Pavilion needs work; some of the metal fences are rusting badly, oxidizing. Heather will ask for ideas from vendors, Steve will walk around and note their condition.

A motion to pressure wash the basketball goals, play structures, and community monuments has passed unanimously.

Landscape Contract

Showplace contract is approved with the caveat that they will keep the price for Rowhomes the same as last year, which they have promised to do, but forgot. The motion passed unanimously.

Painting issues

Heather walked through the neighborhood and graded houses' paint condition on a scale of 1-5; letters are going to homeowners that will require them to repair paint issues.

Wilco will give us a 10% discount under certain conditions.

Maintenance flyer from Bluestone and Hockley sent to homeowners was not approved by the Board. It could have given owners idea that B&H and HOA pay for maintenance, which is not true for most homes. Heather said that she was not consulted before the flyers were sent. She was unhappy about the mailing.

Committee Business

ARC: Former ARC chair's chimney repair is in-progress; board approved completion deadline date of 6/30/07.

LSC: New Showplace contract is ready. One of the Oaks in the Oak Park is mostly dead, LSC believes that it will become a problem during the windy season, but the removal can wait till then. LSC decided that Showplace should take of plants that are placed by previous owners, as long as they are not annuals, roses etc.

Discussion of the rest of the committee business is skipped in order to allow time for homeowner's to discuss HOA late fees .

Open Forum

Phil and Lisa Lehemalder stated that the B&H letter was unclear about the Master Association dues, and asked for the fee to be waived. They pointed out that they have lived in the community for 3 years and never missed a payment. They eventually paid the amount with the late fee. However, they were so late in their payment that they received another late fee in the amount of \$1.51. They claimed that they did not receive the postcard in February which clearly reminded homeowners to pay their Master Association dues, which were late at that point. The Board has reminded them that the original letter did say that homeowners will not receive a bill for the Master association dues. In addition, B&H sent out a postcards in February reminding people that they are late in their payment. The late fees were waived for those who paid soon after receiving the postcard, which gave homeowners extra time to make payments without late

fees. Therefore, the board decided not to waive the late fee for Lehemalders, however the interest on the late fee, in the amount of \$1.51, was waived.

Bradley McLain also wanted his late fee be waived, even though he received the postcard reminder. He thought that they were going to get the bill, other neighbors did too, accustomed to being billed. That is why he ignored the reminder. The Board has decided not to waive his late fee either.

Scot mentioned that it is a fiduciary responsibility to pay the fee. He acknowledged that the switch to the new management company created some confusion. However, the Board gave extra time without charging late fees (those paid before March, when the payment was due in January did not have to pay late fees) taking this possible confusion into account.

Heather mentioned that B&H thought that homeowners would know when their Master Association payments would be due and the introductory letter would be a good enough, especially with the postcard reminder. B&H's system does not allow creating biannual coupons; that is why they did not send coupons for the Master Association payments. The Board has decided that a reminder mailer would be sent for the July payment, in order not to put the homeowners in the same situation. Heather will look into other alternatives to make the payments smoother.

Homeowner asked if they can send both semiannual payments at once, and Heather said that would be fine.

Meeting was adjourned at 8:58pm.