



Orenco Gardens Homeowners Association

Hillsboro, Oregon

Board Meeting Minutes July 19th, 2007

Board Member Roll Call

Scott Richardson, *Vice President*
Greg Pawson, *Treasurer*
Aysegul Jezewski, *Secretary*

General Business

Minutes: Meeting minutes for April, May and June were approved unanimously over email.

Treasurer's Report:

- Landscaping extras budget item is almost at budget level, across associations. NWCM did not pay Showplace for December for one sub-association and its Landscaping Extras, therefore, this payment will show up in 2007 spending.
- A motion to send delinquency letters (and send the bills to a collection agency) to those who has not paid their bills for longer than six months was approved unanimously.

Other

- A motion to purchase two sign frames for the Gazebo and the Pavilion was approved unanimously. The frames will be used to indicate when the Gazebo or the Pavilion is reserved, so that those reserving them will be able to use the facilities without any disruption from others.

Maintenance Progress

- Painting of some of the Rowhomes is done.
- Children's play structures are tightened up.
- U.S. flag by the Gazebo is replaced.
- The Pavilion and the Gazebo are power washed and painted. The roof of the Pavilion has been cleaned up.

New Oregon Condo Law (HB 2665)

- Heather provided the Board with a summary of recent changes to Oregon Condo Law.
 - The new law relieves developers from administrative responsibility if homeowners fail to elect a board of directors.
 - If a homeowners association fails to fill vacancies on the board sufficient enough for quorum, an owner or its lender may request to hire a manager.
 - Voting via email is allowed for the board and as well as at the annual meeting of the members. However, the owners cannot be forced to use email for communication or voting.
 - There has to be a maintenance plan.

- As long as the CC&Rs and by-laws do not say otherwise, the board may pass a resolution to assign the responsibility of the deductible payment in the association's insurance policy when a claim is filed. Heather will check to make sure f our CC&Rs and by-laws assign the responsibility of the deductible either to the association or the homeowner.

Committee Business

ARC: ARC member Daniel Flores asked about the status of the "House Rules." Heather informed him that Steve is working on them and Janine already put in some work. Given that it is taking a very long time to finish the document, Daniel has asked if Heather can take the latest version from Steve and complete it. Heather said that she may be able to finish them by next month.

Daniel also asked if it would be OK for him to remove signs posted around the neighborhood that violate the CC&Rs, and the board informed him that it would be OK.

The Board members have checked out the bump out installed by the residents at 5901 NE Wetherby and unanimously approved the bump out.

LSC: As requested by LSC, Showplace prepared two separate plant lists which are posted on the HOA website (<http://www.orencogardenshoa.com/Orenco%20Gardens%20Plant%20List%202007.pdf>). The first list includes the names of the common plants that can be found around the neighborhood (Showplace maintains these plants); the second list contains the names of plants that Showplace does not maintain (such as, roses, vines, annuals etc.).

LSC has agreed that all the decisions made by the committee will be communicated to Heather and all important communications between Showplace and Heather will be relayed to LSC chair.

Pet : At the last board meeting, the president raised the issue of dogs being off leash at the Gazebo Park and suggested that additional signs should be raised at the park, even though the sign on the Pet Station indicates that pets should be on leash. She asked the committee to come up with ideas before taking an official vote. Unfortunately, the Pet Committee does not have any new ideas for making people keep their dogs on a leash other than communicating this with homeowners through newsletters and existing signs. Committee suggested that an additional sign can be posted on the message board by the Gazebo.

Social : Garage sale will be held on July 21st; ads were placed on Hillsboro Argus and the Oregonian.

Government Affairs: Nothing new to report regarding the new sign ordinance. Hillsboro Stadium may become a home of a Soccer team, however according to the Treasurer, who is also the Government Affairs liaison and the only member of the committee, the likelihood of this happening is slim.

Open Forum

Homeowners asked about official way of getting stop signs. They strongly wish that the City install a couple of stop signs around the neighborhood. Unfortunately, prior efforts to get these signs were not fruitful. It is suggested that they do not like to put signs that they cannot enforce. One person suggested that we contact a City Council member, since direct requests for Stop signs do not work.

Meeting was adjourned at 8:55 pm.