



Orencia Gardens Homeowners Association

Hillsboro, Oregon

BOARD MEETING MINUTES NOVEMBER 29TH, 2007

Board Member Roll Call

Steve Parara, *Vice President*

Greg Pawson, *Treasurer*

Phil Lehwalder, *Secretary*

Sue Roeser, *Board Member*

General Business

Meeting called to order at 6:30pm.

Minutes: Review of November 16th meeting minutes postponed. November 16th minutes to be reviewed at the December monthly board meeting.

Budget:

- The board completed review of the reserve study and proposed 2008 budget for all five associations (411 through 415). Reviews showed that the following monthly dues increases are required for the 2008 year:

2008 Orencia Gardens Dues Summary

Association	New 2008 Dues	Paid
Orencia Gardens Masters (411)	No change over 2007	Semi-annually (January / July)
Orencia Gardens Classics (412)	No change over 2007	Monthly
Orencia Gardens Row homes (413)	3% Increase	Monthly
Orencia Gardens Classics Cottage Traditional (414)	2% Increase	Monthly
Orencia Gardens Cottage Courtyards (415)	No change over 2007	Monthly

- **Action:** Research why the 415 Cottage Courtyard 2008 landscaping cost increased ~38% for landscape extras over 2007.
- **Action:** Need to close on why the 412 Classics water expenditure increased 9% over 2007.
- Bluestone & Hockley to send letters to the Rowhome and Cottage traditional residents notifying them of the respective increases. *For more information please contact Bluestone & Hockley Real Estate Services.*
- Greg Pawson motioned to pass the 2008 budget and Steve Parara seconded. Motion was passed unanimously.

Committee Business

LSC: Board and LSC discuss the proposed landscape changes / upgrades for 2008. Changes include the following:

2008 Orenco Gardens Landscaping Committee Recommended Additional Work

Location	Board Vote	Spring 2008	Fall 2008
Gazebo Park			
<i>Xeroscape under oak trees</i>	Yes	X	
<i>Plant new plants around gazebo structure</i>	Yes		X
Pavilion Park			
<i>Prune Oak Trees</i>	Yes	X	
Rose Park			
<i>Fix drainage, thin plums, remove regosas & plant 6-9 deodora trees</i>	Yes	X	
<i>Install gazebo or other structure</i>	Not Yet		
Orenco Gardens signs			
<i>Remove regosa roses</i>	Yes	X	
<i>flag poles</i>	Not yet		
The Tot Lot			
<i>Add evergreens, deciduous trees & water loving shrubs. Total of 8 trees.</i>	Yes	X	
Miscellaneous			
<i>Bridge to connect wetland running paths</i>	TBD		
<i>Extend north tot lot to include additional equipment</i>	TBD		
<i>Replace missing benches</i>	TBD		

ARC: No update

Pet : No Update

Open Forum

Nothing rose for discussion.

Greg Pawson motioned to adjourn, with a second from Phil Lehwalder. Motion passed unanimously Meeting was adjourned at 10:10 pm.