

Valley View Estates HOA  
Annual Meeting Minutes/Notes  
Cathy Stanton Conference Room, Beaverton Library  
12375 SW 5th Street, Beaverton, OR  
January 31, 2018 -- 7:00-8:00 p.m.

Meeting was called to order at 7:15 p.m. The following agenda items were discussed among HOA Board and attending HOA Homeowners.

Homeowners in Attendance:

Bonny Hayes - President, VVE HOA Wes Burke - Vice President, VVE HOA Susan Neblitt - Treasurer, VVE HOA Mike Andrus - Secretary, VVE HOA	Sharon Painter Katie Hanson Susan Richmond Kim Lee Daniel Page
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1. Approval of 2017 Annual HOA Meeting Minutes/Notes
  - Copies of the 2017 minutes were made available to attendees.
  - 2017 minutes were approved with an amendment that 2016 receipts were not accurate as noted on the meeting minutes. Actual receipts were higher.
2. Treasurer's report
  - All homes paid their dues in 2017.
  - The vote regarding late fees (\$25/year) passed with a majority of homes supporting the change.
  - Review of 2017 budget and expenses
    - 2017 Statement of account was provided to attendees.
    - Total receipts were \$7,035.00 (including 2017 dues and 2016/15 past dues)
    - Total expenses were \$4,853.56. Lower than expected due to fewer mowings.
    - Current bank balance is \$5,985.65
  - 2018 projected budget is \$5850.00. Expected due are \$6,300-\$6,900 (see proposed due increase.
  - Plan to maintain some balance (~1 year of dues) for emergencies.
3. Discussion Items
  - Care for common areas
    - Plan is to mow 6-7 times in 2018. In 2017 we mowed only 4 times.
    - Plan is to add service to the entrance of the forested green space (on 181st). That is preferred over neighborhood work parties.
    - Will investigate cost to rent goats or other methods for keeping blackberries down.
  - Proposal to increase dues from \$105 to \$115.

- Discussion both in favor and against raising HOA dues.
  - In Favor - cover cost of maintenance for entrance to forested green space. Desire to keep a balance in the bank for emergencies.
  - Against - There is a good balance currently. Shouldn't make it a habit of raising dues every year because we can. Once they go up, it is unlikely that they will come back down.
  - Decision was to raise dues to \$115. Board will communicate this with payment notifications.
- Dumpster Schedule - Plan for June 1-4
  - Weekend after Fallatin HOA dumpster days
  - Discussion about signage for prohibited items
  - Last year we were not charged extra fees
- Neighborhood BBQ - Plan for Saturday, Sept 8th
  - Discussion about where to have it. Some prefer the green space. Others do not like the green space. Some felt that holding it on the sidewalk last year was too cramped. Difficult to spread out and visit.
  - Wes offered his driveway and garage for 2018 BBQ
  - Also discussed parties/gatherings at other times of the year. Many are willing to help and/or host.
- 4. Open Discussion
  - Discussed the light at the monument. It's missing.
    - Katie to talk to Brian about it and report to Wes.
    - Board will address any needed repairs.
  - Discussion about yard maintenance (or lack thereof).
- 5. Election of Officers
  - Motion to keep existing officers was approved.