

Valley View Estates HOA

Annual Meeting Minutes/Notes

Sycamore Room, Beaverton Community Center
12350 SW 5th Street, Suite 100
March 1, 2016 -- 7:00 – 9:00 p.m.

Attending

Patrick W. Smith, President-VVE HOA
Olga Kharif, Secretary-VVE HOA
Robin Kleiv, Treasurer–VVE HOA
Daniel Page, HOA Member
Ivan Neblett, HOA Member
John Shepard, HOA Member
Susan Richmond, HOA Member
Ashok Narayan, HOA Member

Meeting was called to order at 7:05 p.m. The following agenda items were discussed among the HOA Board members and attending HOA homeowners.

1. Mowing of Central Common Area/Green Space

- Ashok says our spacing between mowings could be improved. Perhaps mow every 3 weeks in the spring when grass is growing faster.
- Patrick suggests we set a budget and back into this dollar figure, performing as many as 6 or 7 mowings per year as needed.
- Daniel suggests using a “flail cutter” so the clippings are laid down flat vs. in large clumps.
- Susan suggests we solicit two more bids on the mowing job, and then run the winning bid by our current vendor. Board members and HOA members agreed and Patrick will obtain quotes by the end of March 2016. Patrick will include the use of a “flail cutter” in the bid request.
- Mowing of the central common area to commence early April 2016.
- Patrick will coordinate with Ashok on both the number and frequency of mowings in 2016.

2. New Signage for the Central Common Area/Green Space

- Ashok says we continue to have a problem with dog owners not cleaning up after their pets in the central common area.
- HOA Board and members deliberated this topic extensively and propose to:
 - Include regular “reminder messaging” in all HOA communications to homeowners regarding pet owner responsibilities in public/common areas.
 - Ivan will perform an assessment of any existing signage and dog waste supplies in the central green space and report to Patrick.
 - If need determined, additional or new signage may be developed/placed by June 1, 2016. Messaging to reinforce the central common area is private property of the Valley View Estates HOA.
 - Additional or new dispensers (dog waste bags) may be placed if needed by June 1, 2016.

3. Dumpster Days 2016

- HOA Board and members deliberated this topic extensively and agreed it continues to be a good investment of HOA dollars in our ongoing effort to keep neighborhood clean.
- Suggestion was made to synchronize our Dumpster Days with the Fallatin HOA dumpster days – an adjacent neighborhood. Timeframe to be early to mid-May 2016.
- Ashok suggests putting the dumpsters where someone can monitor use and adherence to any restrictions.
- Patrick suggests developing and placing signage on the dumpsters, communicating any restrictions or information for proper use.
- Much discussion was had regarding WHAT types of items should be placed in the dumpsters. *HOA pays a commercial rate on the dumpsters, and by filling with branches and other yard debris, we are not getting a good value for our dollar investment.
- Robin suggests we chip all branches so they don't get placed into dumpsters.
- Patrick suggests chipping could take place on Monday or very soon after Dumpster Days.
- Suggestion that Fallatin HOA might want to participate in the chipping effort. Patrick will contact the Board of the Fallatin HOA and inquire.
- Suggestion: HOA members to place clippings in designated location of central common area.
- Board members will deliberate, obtain any bids, and implement a solution to the HOA chipping effort in concert with Dumpster Days.

4. HOA Annual Dues 2016

- We seem to be doing a good job of paying/collecting HOA dues. Only a small number of homeowners are not current.
- HOA Board members see no reason to increase HOA annual dues and therefore, for 2016, the dues will remain at \$95.
- HOA dues to be invoiced by 3/10 and due from HOA members by 4/15/2016.
- HOA dues invoice to be updated to ensure checks made payable to "Valley View Estates HOA."

5. HOA Member Forum: Addressing Neighbors' Concerns

- a) **Valley View Estates "monument" at 181st Ave. entrance is dirty and covered in moss.** HOA Board and members agreed to power-wash. Susan has a power washer, and has volunteered with Ashok's help. Patrick will arrange water access with Brian and Lavonne Holland, the homeowner closest to the monument. Will complete the cleaning by mid-April 2016.
- b) **Landscaping/hedge visibility concerns at corner of Fallatin Loop/181st Ave.** HOA Board and members deliberated traffic safety concerns expressed by neighbors due to limited sight visibility partially caused by overgrown, potentially encroaching hedges. Susan offered to call Washington County to determine "set-back" rules and forward to Patrick. Board members will approach the homeowner and inform/ask to trim bushes back from the sidewalk.
- c) **Concern of ongoing speed and traffic noise present on Rigert Road.** HOA Board and members deliberated this topic and the general consensus was that the posted 25 MPH speed limit

actually seems low for a major thoroughfare (35 MPH) and that most traffic seems to move at a reasonable pace, albeit in excess of 25 MPH. As far as traffic noise, it seems homeowner fencing does help to hold down noise; but, there are few, if any alternatives to address traffic noise. Valley View Estates can expect increasing traffic on Rigert as it remains one of the few routes connecting SW 185th across Cooper Mountain and development continues in the area.

- d) **Consideration for developing open space jointly owned by HOA.** This topic has been deliberated over the years by the HOA Board and members and the consensus remains that the value afforded the neighborhood through the presence of open space exceeds that of developing. The HOA will not consider developing any portion of the green space at this time.
- e) **Concerns with dirty-looking mailbox structures.** HOA Board and members deliberated this topic and agreed to look into a method for cleaning the mailboxes. Suggestions were made and will be explored. Board members will ensure this is complete by June 1, 2016.
- f) **Concerns with cars parked (unmoved) on street for long periods of time.** The HOA Board continues to receive complaints of cars parked for extended periods of time on neighborhood streets. The Board has agreed to:
 - o Increase/ensure inclusion of messaging on this topic in all future HOA communications.
 - o Create a **bright-orange notice/placard** to be placed on the outward facing window or windshield of cars reported to the HOA Board as stored or abandoned.
 - o Implement beginning May 1, 2016.

Meeting adjourned at 9:00 p.m. Thanks to all who take time to attend our annual meeting and other gatherings and help make our neighborhood a great place to live!