

Valley View Estates HOA

Annual Meeting Minutes/Notes

Cathy Stanton Conference Room, Beaverton Library
 12375 SW 5th Street, Beaverton, OR
 February 21, 2017 - - 7:00 – 8:30 p.m.

Meeting was called to order at 7:03 p.m. The following agenda items were discussed among the HOA Board and attending HOA homeowners.

Homeowners in Attendance

Patrick W. Smith, President - VVE HOA	Bonny Hayes
Katie Hanson, Vice President - VVE HOA	Ivan Neblett
Robin Kleiv, Treasurer - VVE HOA	Andy Shapley
Gina Smith	Robert Root
Arnold Lopez	Robert Hafer
Mike Andrus	Wes Burke
Daniel Page	Bana Ziari
Michael Hohn	Sharon Painter
Susan Richmond	Steve & Sherrie Modrell
John Shepard	Frederick & Vera Clift

1. Approval of 2016 Annual HOA Meeting Minutes/Notes

- HOA Board brought 5 copies of the 2016 HOA Meeting Minutes/Notes and reminded homeowners that copies of last year's meeting minutes were mailed to each homeowner's address with the 2016 HOA Dues Assessment/Invoice in March 2016.
- 2016 Annual HOA Meeting Minutes/Notes were approved.

2. Treasurer's Report

- HOA Treasurer assembled an account of receipts and expenditures for 2016 as follows:

Valley View Estates, EXPENSES (2016)	
Dumpster Rentals (<i>Dumpster Days Cancelled</i>)	\$0.00
Green Zone Cleanup/Improvements	\$0.00
Seasonal Mowing, Common Area (<i>7 mowings</i>)	\$1,680.00
Summer Picnic	\$0.00
HOA Meeting Expenses	Donated
Postage/Printing	\$25.00
HOA & Common Area Liability Insurance	\$992.00
Web Hosting/Domain	\$172.39
TOTAL EXPENSES	\$2,869.39
<i>TOTAL RECEIPTS (HOA Dues Received)</i>	<i>\$3,810.00</i>

3. Discussion/Approval of Process for Managing Non-Payment of Dues

- Approximately **ONE-THIRD** of Valley View Estates homeowners have failed to pay their assessed 2016 homeowners dues and are currently in arrears. Total HOA Dues receipts in 2016 were \$3,810 vs. a projected \$5,700.

- Much discussion about an increased penalty for late payment of HOA dues and a more aggressive policy for ensuring adherence to payment of assessed annual HOA dues.
- Agreement to proceed with collection of delinquent 2016 HOA dues with penalty at time of 2017 dues assessment.
- Vote occurred to increase the late penalty assessed on unpaid HOA dues to 25% of delinquent amount. Board will attempt to accrue enough votes (quorum of 31 homeowners) by Tuesday, February 28, 2017 to get this late penalty added to the CCR's to take effect in 2017.

4. Discussion/Approval of HOA Dues Rate, Timeframe for Payment in 2017

- It was noted by several homeowners that the Valley View Estates HOA dues remain a good value and represent some of the lowest HOA dues in the area.
- It was noted by several homeowners a desire to keep the HOA dues low and to consider small, inflationary adjustments only as needed.
- It was noted that annual HOA dues could be raised by as much as 11% annually.
- It was noted that dues were assessed at \$50 in 1995, at the initiation of the HOA, and have maintained an inflationary pace of adjustment.
- It was noted that there was no increase to the assessed HOA dues in 2016, where they remained at \$95.
- Motion was made, voted and passed to increase the annual assessed HOA dues from a current \$95 to \$105 for 2017.
- HOA dues to be invoiced by 3/15/2017 and due on or before 4/30/2017.

5. Discussion/Approval of Mowing of Central Common Area/Green Space

- Homeowners present were asked for input as to the perceived adequacy of last year's mowing schedule and frequency.
- It was noted by homeowners that the mowing schedule/frequency seemed adequate and served its purpose for promoting enjoyment and use of the common area by homeowners.
- It was noted that Board members solicited bids last year with Metro Mowing as the low bidder at \$240/mowing - - considered a very good value by many in attendance.
- Motion was made, voted and passed to continue the current mowing schedule, frequency and vendor for 2017.
- Mowing of the central common area to commence early April 2017.

6. Nomination/Discussion/Approval of NEW Board Members

- The Board announced its intent to elect new officers in January 2017, mailing nomination forms to each homeowner address along with the annual meeting notice and agenda.
- HOA Board Secretary received TWO nomination forms. One for Sue Neblett, nominated for Treasurer. A second nominated three homeowners for various Board positions without their consent or knowledge.
- It was noted that Board member terms of service are TWO years in duration.

- Two current Board members (Hanson, Kleiv) have served the Board for 20+ years. A third Board member (Kharif) has served for 10+ years. These three Board members have made repeated attempts to step-down with no homeowners willing to step forward and serve as replacements.
- The current Board President was appointed in Summer 2015 to serve out the term for the former (resigning) Board President (Kirt Stone).
- Discussion was held among HOA members regarding the need for a Board of Directors and the potential dissolution of the HOA.
- It was noted that Washington County requires an HOA as part of planned unit developments within its borders. This topic has been discussed in the past and researched by the Board.
- Discussion was held regarding potential hand-off of HOA duties to a property management company. This would most likely cause a significant increase to the annual HOA dues.
- Discussion was held to divest the HOA from the commonly held property. Suggestions were made to donate the common area land to TVPRD or to sell the common area space or sell some of the marketable timber, to potentially enable a dissolution of the HOA. It was noted these type proposals had been discussed at length in the past among homeowners and there has always been a lack of will among HOA members to move forward these plans.
- After a lengthy discussion, the following homeowners agreed to fill the vacating HOA Board positions:
 - Bonny Hayes, President
 - Wes Burke, Vice President
 - Sue Neblett, Treasurer
 - Mike Andrus, Secretary
- Outgoing/incoming Board members will meet on **Tuesday, February 28 at 7:00 p.m. in Meeting Room "A" at the Beaverton Library** to begin the operational hand-off and will provide consultation as necessary to get the new Board members up and running.

7. HOA Member Forum: Addressing Neighbors' Concerns

- a) **Mental Health Halfway House** is being considered for building/placement at intersection of Hart/170th. Homeowners in the area are expressing great concern about this proposal. Public hearings are currently underway. HOA Board will consult with HOA members attending these hearings to prepare and send a letter expressing concern and a lack of support for the project.
- b) **Construction/Re-Design of Rigert & 175th intersection.** HOA members consider this newly redesigned intersection as dangerous for a variety of reasons (on-coming headlights are blinding, sharp bend to enter the turn-off to Rigert, fire hydrant placement in precarious location, many pot holes and damaged sections of roadway causing hazards). HOA Board will prepare and send a letter to Washington County expressing concerns with this project.

Meeting adjourned at 8:30 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!

~~-Attachment-~~

Community Volunteer List

- Arnold Lopez, 971-212-1863
- Michael & Debbie Hohn, 503-848-8806
- Robert Root, 503-642-3771
- Sharon Painter, 503-591-8656
- Steve Modrell, 503-707-1090
- Sherrie Modrell, 503-969-7808
- Susan Richmond, 503-481-0480
- Robert Hafer, 503-572-6931
- Frederick Clift, 503-784-7843
- Robin Kleiv, 503-969-0353