

Valley View Estates HOA

Follow-Up/Board Transition Meeting

Minutes-Notes

Conference Room A, Beaverton Library
12375 SW 5th Street, Beaverton, OR
February 28, 2017 - - 7:00 – 8:30 p.m.

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

Homeowners in Attendance

Bonny Hayes, President - VVE HOA	Sharon Painter
Wesley Burke, Vice President - VVE HOA	Larry Fleischman
Robin Kleiv	Robert Hafer
Patrick W. Smith	Brad Jones
Theresa Burke	Steve & Sherrie Modrell
Mara Rosen	Vera Clift
Erskine Hayes	Susan Richmond
Michael & Debbie Hohn	Dassie Shepard

1. Discussion-Consideration of Process to Implement Enhanced HOA Dues Penalty

- (Background) A previous vote at the February 21 Annual HOA meeting resulted in a majority agreement to increase the penalty for non-payment of annual HOA dues by homeowners.
- (Background) Current sentiment of attending HOA members (February 21 meeting) was to increase the late penalty assessed on unpaid HOA dues to 25% of the delinquent amount.
- Additional discussion occurred among HOA members attending the follow-up/Board transition meeting on February 28 to seek clarification of the penalty, outline a process to secure votes from HOA members and implement the wishes of HOA members post-vote.
- Agreement was attained on a ***flat \$25 annual late fee to be assessed on any outstanding HOA dues balance – assessed once per annum.***
- The process to put forth the enhanced penalty to HOA membership for vote includes :
 - Prepare a one-page ballot with “*Backgrounder,*” outlining the rationale for the enhanced penalty.
 - Include a postage-paid envelope with a return due-date/address.
 - Package the ballot as part of the regular Annual Dues Assessment Notice.
- 2017 HOA dues to be invoiced by 3/15/2017 and payable by 4/30/2017. Mailing to include the ballot for the proposed enhanced HOA dues penalty and a return envelope addressed to the Secretary, Mike Andrus.
- Discussion held regarding the potential inclusion of a brief questionnaire (with HOA dues assessment and ballot) to elicit concerns, challenges or comments from neighbors. Example: Many in attendance like the idea of an annual summer picnic.
- Discussion was had regarding the preparation and placement of signage at the main neighborhood entrance (monument) to promote payment of annual HOA dues by 4/30/2017.

2. Luke-Dorf/Washington County Development, S.W. 170th/Bany

- Dassie Shepard provided HOA members a briefing of a public hearing she attended with several hundred other concerned neighbors on February 21, 2017. Public hearings are currently underway for a development of a mental health recovery/homeless halfway house at the corner of S.W. 170th and Bany. Many of our HOA members and neighbors in the vicinity are concerned about this project. Concerns are centered on the location of this new development in close proximity to 2 elementary schools (Cooper Mountain and Errol Hassel).
- Washington County owns the lot and has brokered a deal with Luke-Dorf, a mental health and homeless advocacy entity to build several small duplex-style structures as residences for their clients.
- It was learned at the public hearing that a Federal grant is part of this development effort, which may be what is driving the emphasis towards mental health recovery and homelessness.
- Extensive background information on this proposed project (Clover Court Development Project) is available at:
<https://static1.squarespace.com/static/5357f12ae4b09afecff47ae/t/58ac749429687fbaf4a6c749/1487697045219/Luke-Dorf+Clover+Court+FAQ.pdf>
- An additional public hearing is scheduled, but many believe this may be a “done deal.” Those in opposition are encouraged not to wait for the next public hearing to speak out.
- Bonny Hayes has had business clients who pursue similar interests in the past and imparted some additional perspective relative to how HOA members could frame their discussions and concerns with Washington County regarding this proposed development.
- Michael Hohn, an HOA member who volunteers for *Habitat for Humanity*, believes the charity might be interested in the land as well but it was not brought to their attention. Mr. Hohn will investigate the potential of a conversation with Washington County about the land/location as a means to provide an alternative outcome for the proposed project.

3. Construction/Re-Design of Intersection, Rigert/S.W. 175th

- (Background) HOA members identified the newly redesigned intersection at Rigert and S.W. 175th as dangerous for a variety of reasons at the February 21st Annual HOA Meeting.
- HOA members in attendance at the *Follow-up/Board Transition Meeting* continued to voice a strong opposition to what appears as shoddy or incomplete work.
- Discussion was had regarding what the HOA Board or membership could do or actually accomplish, given the project is midstream to completion, and the likelihood of successfully attaining changes not realistic. HOA members generally agreed to take a “*wait and see*” stance on this development.

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!