



Meeting Minutes
September 17, 2003

Opening:

The Special Board meeting of Quail Hollow-East Homeowners Association was called to order at 7:41 P.M. on September 17, 2003 in Tigard, OR. by Dick Pacholl.

Present: Dick Pacholl
Jess Kriegel
Steve Bintliff
Nadia Summers was absent due to personal activities
Tracy Miller absent due to medical reasons submitted her votes by proxy
Pauline Dutton

A. Approval of Agenda

The agenda was unanimously approved as distributed.

B. Approval of Minutes

The reading of the minutes were waived.

C. Approval of Treasurer's Report

The treasurer's report was waived.

D. Open Issues

1. Neighborhood Watch

Pauline Dutton presented information regarding Neighborhood Watch signs. The Association can purchase a sign for each entrance to the subdivision at the cost of \$25 each. The City of Tigard will install the signs without an installation fee. Motion was made by Dick Pacholl and seconded to purchase five (5) signs for the entrances at Hollow Lane, Quail Creek Lane, 122nd, 124th and the path at the end of the cul-de-sac at the end of Quail Creek Lane. The vote was taken and passed unanimously. Pauline Dutton was requested to make the arrangements with the City of Tigard to which she agreed.

2. Correction of Collection Policy

Motion was made by Dick Pacholl and seconded to amend the Collection Policy motion passed at the May 8th meeting to remove specific lien charge of \$200 as legal cost is greater than \$200 and appears to be dependent on the length of the account and complexity delinquency. If this motion passes the changed collection policy would read as shown below:

Collection Policy Section 6 Changes

3. *Notice to include:*

- a. *Home Association will place a lien on the Owner's property at a cost to the Owner of \$200.*

- b. Copy of collection policy and CC&R's section 19.*
 - c. Intent to notify credit reporting bureau of delinquency status.*
 - d. Board of Directors may waive late fee and/or penalty upon receipt of payment.*
- 4. Ten (10) Day Demand for payment will be sent by First Class Mail to an Owner whose balance is one hundred twenty (120) days delinquent requesting full payment within ten (10) days.*
- 5. At one hundred twenty (120) days delinquent a property lien will be filed with Washington County.*
 - a. Notice to include:*
 - 1). Notification of lien placement ~~and charge of \$200.~~*
 - 2). Delinquency status reported to credit reporting bureau.*

The discussion of the change affirmed that the CC&R's covers Owner responsibility for all collection costs. The vote was taken and passed unanimously.

Adjournment:

Meeting was adjourned at 7:52 PM by Dick Pacholl.

Minutes submitted by: Jess Kriegel, Secretary