



Meeting Minutes  
September 25, 2007

**Opening:**

The Meeting of Quail Hollow-East Homeowners Association Members was called to order at 7:44 P.M. on September 25, 2007 in Tigard, OR. by Judy Boyle.

**Board Members Present:** Gerald Pitts  
Judy Boyle  
Will Eichorn  
Wayne Kephart

David Casias was absent for reasons unknown.

**A. Approval of Agenda**

The agenda was unanimously approved as distributed.

**B. Approval of Minutes**

Reading of the minutes of the previous meeting was waived.

**C. Treasurer's Report**

The treasurer's report was read by Wayne Kephart.

**D. Open Issues**

1. Landscaping Project

At the meeting in July the board approved a landscaping project to plant rhododendrons along the fence in the park in order to reduce the sound echo. The most favorable time to plant is in early spring. Motion by Judy was made and seconded to delay the planting until early spring 2008. The vote was taken and passed unanimously.

**E. New Issues**

1. Storage Building at Park

The Tuff Shed representative recommended putting large or medium river rock around the base of the storage shed in order to reduce the mud splashing up on the building causing additional maintenance costs. The estimated cost is \$200 for medium and \$300 for large river rock. Motion by Wayne was made and seconded to delay any action until next year. The vote was taken and passed unanimously.

2. 2008 Estimated Budget (attached)

Motion by Wayne was made and seconded to accept proposed estimated budget. The vote was taken and passed unanimously.

3. Nomination Committee

The 2008 Nomination Committee is needed. Motion by Gerald was made and seconded to appoint Brenda Kephart Nomination Committee Chairperson. The vote was taken and passed by vote of three to one.

4. ByLaw Amendment

The Article X of the Association Bylaws needs to be amended so there is not a conflict with the CC&Rs relating to the interest to be charged for delinquent accounts. Motion by Judy

was made and seconded to amend ARTICLE X Assessments of Quail Hollow East Bylaws as follows:

As more fully provided in the Declaration, each Owner of an occupied Lot is obligated to pay the Association annual or special assessments, which are secured by a continuing lien upon the property against which the assessment is made. Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ~~two percent (2%)~~ **twelve percent (12%)** per annum ~~above the prevailing Bank of America prime rate at the time,~~ and the Association may bring an action at law against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his Lot.

To result as follows:

ARTICLE X  
Assessments

As more fully provided in the Declaration, each Owner of an occupied Lot is obligated to pay the Association annual or special assessments, which are secured by a continuing lien upon the property against which the assessment is made. Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his Lot.

The vote was taken and passed unanimously.

5. Record amended Bylaws

The planned community law requires the organizational documents to be recorded with the county. The original Association bylaws have been amended and need to be recorded. Motion by Will was made and seconded to authorize the Treasurer to sign amended bylaws to be recorded with the county of Washington, the cost to record is \$22 for first page and \$5 for each of the additional 5 pages for a total of \$47.00. The vote was taken and passed unanimously.

**F. Adjournment:**

Meeting was adjourned at 8:28 P.M. in Tigard, OR. by Judy Boyle. The next meeting was set for January 22, 2008.

Minutes submitted by: William Eichorn, Secretary

## 2008 Estimated Budget

	<b>Jan - Dec 08</b>
<b>Income</b>	
<b>Assessments, Fees &amp; Interest</b>	
Monthly Assessments*	\$ 23,000.00
<b>Total Assessments, Fees &amp; Interest</b>	\$ 23,000.00
<b>Interest</b>	
Bank Operating Interest	\$ 120.00
Bank Reserves Interest	\$ 120.00
<b>Total Interest</b>	\$ 240.00
<b>Total Income</b>	\$ 23,240.00
<b>Expense</b>	
<b>Accounting &amp; Management Fees</b>	
Accounting Services	\$ 972.00
Insurance	\$ 2,500.00
Miscellaneous	\$ 300.00
Office Supplies	\$ 700.00
Postage	\$ 480.00
Taxes & Licenses	\$ 240.00
<b>Total Accounting &amp; Management Fees</b>	\$ 5,192.00
<b>Association Operations</b>	
Asset Repairs	\$ 500.00
Depreciation	\$ 2,460.00
<b>Landscaping</b>	
Common Area Maintenance	\$ 10,800.00
Landscape Special Projects	\$ 1,200.00
<b>Total Landscaping</b>	\$ 12,000.00
<b>Utility</b>	
Irrigation Water	\$ 1,500.00
<b>Total Utility</b>	\$ 1,500.00
<b>Total Association Operations</b>	\$ 16,460.00
<b>Event Expenditures</b>	
Bike Parade	\$ 100.00
Block Party	\$ 2,500.00
Garage Sale	\$ 150.00
<b>Total Event Expenditures</b>	\$ 2,750.00
<b>Total Expense</b>	\$ 24,402.00
<b>Net Income</b>	\$ (1,162.00)

**\* Income Calculation**

Monthly Assessment	\$ 25.00
Lots	\$ 81.00
Monthly Maximum	\$ 2,025.00
Annual Maximum	\$ 24,300.00
Estimated Prepaid	50%
Prepaid Discount	\$ 1,215.00
	\$ 23,085.00