



Meeting Minutes
October 26, 2010

Opening:

The Special Board meeting of Quail Hollow-East Homeowners Association was called to order at 8:15 P.M. on October 26, 2010 in Tigard, OR. by Judy Boyle.

Present: Judy Boyle
Leilani Arellano
Mike Gadbery
Stephanie Mitchell
Wayne Kephart

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 Report

Reading of the Treasurer's Report was waived.

Due to failure to give three to seven days notice of this meeting as required by the Association Bylaws each Board Member was asked and agreed to waive notice.

D. New Issues

Kelly Achtmann - Business Presentation

Kelly Achtmann presented to the Board her business plan to open a craft business. The plan requires a City of Tigard Home Occupation Type II permit which would allow Kelly to have customers come to her home. Kelly's intent is to operate her business three days per week during the hours of 6:00 PM to 9:00 PM. Kelly believes there are other businesses in the subdivision but she did not know if those homeowners had acquired a permit. She asked the Board to give her permission to open her business.

The Board members discussed the issue in depth. Concern was expressed allowing Kelly to open a Type II permit business was in contradiction to Section 1 of the CC&Rs. Although Kelly's business plan seemed innocuous, it would set a precedent which could allow other businesses in the subdivision more disrupting. It was noted there are two businesses in the subdivision. Neither existing business is a Home Occupation Type II classified business.

The City of Tigard Municipal Code defines a Home Occupation businesses in chapter 18.742.050. The definition of a Type I business meets the requirements of the CC&Rs whereas a Type II business does not meet the requirements in that customers would be coming to Kelly's home thereby increasing the traffic in the area. Motion by Wayne was made and seconded to allow Kelly Achtmann to open a Home Occupation Type II business as described in contradiction to the CC&Rs. The vote was taken and failed. A letter will be sent to Kelly Achtmann which indicates the Board of Directors will uphold the CC&Rs by denying permission for the business plan in contradiction to the CC&Rs as written.

E. Adjournment:

Meeting was adjourned at 8:35 P.M. in Tigard, OR. by Judy Boyle.

Minutes submitted by: Leilani Arellano, Secretary