



Meeting Minutes
May 17, 2011

Opening:

The Meeting of Quail Hollow-East Homeowners Association Members was called to order at 7:33 P.M. on May 17, 2011 in Tigard, OR. by Wayne Kephart.

Board Members Present: Wayne Kephart
Matt Frazer
Judy Boyle
Stephanie Mitchell
Mike Gadbery

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 Mike Gadbery and approved as read.

D. Open Issues

1. 2011 Events

a. Garage Sale

Mike volunteered to coordinate the annual garage sale. Flyers will be distributed Memorial Day weekend. Balloons will be purchased and delivered to Mike Thursday evening June 2, 2011.

b. Block Party

Block Party budget of \$2000. Rental of Snow Cone - Cotton Candy - Popcorn Machines is \$95 each. The Association may want to consider purchase of one or more of these machines in order to save money in the future. Snow Cone machine costs run from \$250 up with a good commercial one running around \$500 however found one on craigslist for \$325. Popcorn machine runs about \$200. Cotton Candy machine runs from \$200 up (\$200 was on craigslist). Supplies have been purchased separate from rental for last 3-4 years. Motion by Matt was made and seconded to allocate \$550.00 of the Block Party budget for purchase of a cotton candy and snow cone machine. The vote was taken and passed unanimously.

E. New Issues

1. Fence behind Lot 41

Venture Property indicates fence is boundary between lot 41 and Tract A and is owned by property owner of Lot 41. Trees have been falling on fence and breaking it down. The Association has repaired the fence in past because trees are owned by HOA therefore responsible to make property owner whole by repairing fence. Current property owner wants the fence removed but believes the fence belongs to the Association. Mike volunteered to assist Matt in removing the fence. Motion by Judy was made and seconded to send Matt a letter giving approval to remove the fence between Lot 41 and Tract A. Property owner Matt Frazer recused himself from vote by Board. The vote was taken and passed unanimously.

2. Park

The park is semi-public which means it is privately owned however must be open to the public since no property taxes are paid for the property. Rules for the park can be generated by the Association however the Association would then be responsible for enforcement of the rules. This differs from a public park in that a public park is publically owned therefore rules established are public rules generated by the elected officials and included in the municipal code. The municipal code that applies to the public park is the same as that applies to a semi-public park in that the curfew hours apply and the police will enforce the curfew hours. None of the public parks are open after the hours of curfew but enforcement is left to the police. Summerlake Park was visited by the Board President. He reported he did not find any signs of hours of operation. Jeff Maldonado requested the Association make the park a day use only park. The reason given is the vandalism and noise of the teenagers who use the park at night between the hours of 9pm and 2am. The police can not enforce rules made by a private entity regarding a semi public park other than those of the curfew hours all else would need to be enforced by the private entity. Leilani Arellano opposed making the park for day use only. Rueben Arellano, her teanage son, attended the meeting to give the Board information from the teenager position. Board members discussed the issue. Because enforcement of any rules fall upon the Association, the issue was tabled at present. Jeff and Reuben agreed that the parkside property owners and kids using the park in the late evening need to communicate better. Jeff said he would let the kids know if they were being too loud. Reuben said he would report if he saw vandalism occurring. Reuben was also encouraged to get to know the neighbors better around the park, so they will know who the kids are and what they are doing

F. Adjournment:

Meeting was adjourned at 8:56 P.M. in Tigard, OR. by Wayne Kephart. Next meeting is scheduled for June 14, 2011.

Minutes submitted by: Matt Frazer, Secretary