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Meeting Minutes  
April 29, 2015

**Opening:**

The Member Meeting of Quail Hollow-East Homeowners Association Board of Directors was called to order at 7:35 P.M. on April 29, 2015 in Tigard, OR. by Wayne Kephart.

**Board Members Present:** Wayne Kephart  
Rosemary Kriegel  
Clint Christopher  
Brian Claar  
Matt Frazer

**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 approved as read by Rosemary Kriegel.

**D. Open Issues**

1. None

**E. New Issues**

1. Welcome Baskets

Originally the baskets used for the welcome baskets were purchased at Walgreens for \$5.00 each. Walgreens discontinued carrying the baskets so a purchase was made from a wholesaler which consisted of an order for 25 baskets the minimum required to make the wholesale purchase. The cost of the baskets including shipping was \$6.84 each. The 25 baskets have now been used with the exception of one. This specific wholesaler no longer is available from which to purchase additional baskets. Rosemary pointed out a local store from which we may be able to obtain nice looking baskets at a reasonable price. A sample basket was obtained and determined to be the appropriate basket for the HOA welcome basket. The local store stock on hand is limited and the specific style basket may not always be available. Shipping is free on orders greater than \$150. Motion by Matt was made and seconded to purchase sufficient quantity of baskets, 22, to cover the \$150 to qualify for the free shipping. The vote was taken and passed.

2. HOA Sponsored Events

- a. Garage Sale

In 2013 the advertising and balloons used for the garage sale cost \$45. In 2014 the garage sale advertising relied on craigslist only and bad weather during the weekend chosen caused limited participation. Motion by Matt was made and seconded to schedule the garage sale August 7<sup>th</sup> & 8<sup>th</sup> with a budget of \$60 to cover balloons and advertising on OregonLive.com. The vote was taken and passed. Brian volunteered to put out the signs for the event.

b. 4<sup>th</sup> of July Bike Parade

In the past few years this event has not been sponsored for various reasons and was not included in the estimated budget. There are some supplies in the shed that could be used. This year the 4<sup>th</sup> falls on Saturday with the potential that many members will be out of town. Motion by Clint was made and seconded not to sponsor the Bike Parade. The vote was taken and passed.

c. Block Party

Although there has been some controversy regarding the sponsorship of this event, many members have also expressed gratitude for the event which allows neighbors to get to know each other. The estimated budget includes \$1500 to cover the expenses for this event. Motion by Matt was made and seconded to hold the Block Party Saturday, September 12, 2015, noon to 4PM, with the budget in the amount of \$1500. The vote was taken and passed. Teri Eldien volunteered to coordinate the event.

3. Water - Common Areas and HOA Lawns

In January 2015 the cost of water rates increased over 17%. Some members have requested to remove the grass from the front of their property and put in non-water dependent landscaping. The CC&Rs addresses the front area of homes as "lawn" which is defined as grass. The options for the Board are to look the other way if homes fail to meet the requirements of the CC&Rs however, this may not be the appropriate way to deal with the issue and could in fact have a residual effect on other areas of the CC&Rs that are more critical. Or the Board could revise the Lawn Maintenance Policy to give the option to the homeowners by re-defining the word "lawn" in the CC&Rs to include the ability to remove the grass to introduce non-water dependent landscaping. Motion by Matt was made and seconded to amend the current Lawn Maintenance Policy to accommodate the re-defining of the word "lawn" in the CC&Rs. The vote was taken and passed.

**F. Adjournment:**

Meeting was adjourned at 8:41 P.M. in Tigard, OR. by Wayne Kephart. The next meeting is scheduled to be September 16, 2015. The Executive meeting was announced to follow.

Minutes submitted by: Clint Christopher, Secretary