



Member Meeting Minutes
May 17, 2017

Opening:

The Member Meeting of Quail Hollow-East Homeowners Association Board of Directors was called to order at 7:35 P.M. on May 17, 2017 in Tigard, OR by Clint Christopher.

Board Members Present: Clint Christopher
Tony Irlbeck
Will Eichorn
Leilani Arellano
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 approved as read by Mike Gadbery.

D. Open Issues

1. Inspection of the playground equipment

At the January meeting Wayne Kephart volunteered to inspect the playground equipment. Contact was made with Wayne to determine if he had done so and the result. Wayne responded as follows:

"Getting back to you. Cleaned out the shed, so that is done. I suspect the HOA meeting will be next Wednesday, can't promise anything as far as getting it completed since we have Mother's Day this weekend. I'll do the best I can and give a report to you by then or at the percentage done."

Motion by Clint was made and seconded to table issue until the next meeting. The vote was taken and passed.

E. New Issues

1. Wind storm tree damage

The large flowering plum tree in tract G was blown down in the wind storm. It actually blocked the entrance to the Shelley home. The landscaper removed it as soon as he was contacted. Trees in the bioswale were also knocked down however they are under the jurisdiction of the City of Tigard and Clean Water. Both have been notified but as of yet the trees have not been removed.

2. Wind Storm Fence damage

The fence along 121st was damaged in the wind storm. Chris Long was contacted and the fence was repaired. A suggestion was made to replace the fence along 121st.

Pro Replacement

The age of the fence is well over 16 years. The cost of repairs to the fence has been increasing year by year. The appearance is not the best, however, unless replaced with vinyl or additional expense of staining the fence, the appearance will be the same or possibly worse within a year or two.

Con Replacement

Cost of replacement will be high. Rick's Fencing April ad shows full installation of Cedar Good Neighbor fence cost ranges from \$38.75 to \$42.75 per linear foot, vinyl cost ranges from \$49.99 to \$64.75 per linear foot and EcoStone runs \$69.99 to \$75 per linear foot. Approximate linear footage of Tract F fence is 200 feet and Tract E is 100 feet therefore the least expensive replacement estimated cost is in excess of \$11,000.00. Liquid funds available from savings and reserves without cashing a CD are approx \$9,000.00 as of this date. The effect of cashing a CD would cost not only loss of interest, which is low, but there is a penalty against the principal. The Savings & Reserves CDs amounting to over \$15,000.00 mature in May 2018.

How much of the fence should be replaced (i.e. Tract E & F or only Tract F)? What material should be used to replace it?

Motion by Mike was made and seconded not to consider replacing the fence along 121st this year and re-consider it next year. The vote was taken and passed.

3. Rain damage to walkway leading to Gaarde
Although a pathway was initially placed in Tract C and further into Tract A which leads to Gaarde, there has been frequent complaints from members who live alongside Tract C regarding people trespassing. The asphalt walkway only extends a short distance into the area and thereafter it is a dirt pathway that is steep and dangerous to negotiate. A member has requested the HOA put up no trespassing signs and/or gates to stop people from using the pathway. Since this is private property "No Trespassing" signs can be installed and it is legal to block the area from use. There is no way to completely block the path at a reasonable cost. Due to the steep incline of the path and possible danger of personal injury the HOA is liable if someone were to be injured using the path unless it is clearly marked "No Trespassing". A large sign may cost around \$100.00 to purchase and have installed. Motion by Leilani was made and seconded to close the path with chains and put up "No Trespassing" signs. The vote was taken and passed. Tony volunteered to make it happen. Motion by Mike was made and seconded not to repair the walkway. The vote was taken and passed.
4. HOA Sponsored Events
 - a. Garage Sale
A request has been made to hold 2 garage sales - one in early summer and a second in late summer. The cost of the garage sale last year was \$15 for the balloons and signs. The 2017 Estimated Budget includes \$30.00 for the garage sale event which is adequate to support two sales as advertising is free on craigslist. Motion by Mike was made and seconded to hold one garage sale on the weekend of June 24 and 25, 2017. The vote was taken and passed.
 - b. Block Party
A suggestion last year was made to discontinue the block party or turn it over to members to plan and execute. The 2017 Estimated budget includes \$1000.00 for the Block Party. It is difficult to get people to work at the block party therefore the same ones shoulder the burden year after year. Motion by Mike was made and seconded to turn the Block Party over to the members to plan and execute and place notice in June Newsletter asking for anyone interested to do carry out the planning and execution to notify the Board. If no one indicates interest by July 1, 2017 the Block Party will be cancelled this year. The vote was taken and passed.

F. Adjournment:

Meeting was adjourned at 8:20 P.M. in Tigard, OR. by Clint Christopher. The next meeting is scheduled for 7:30PM September 13, 2017.

An executive meeting to immediately follow this meeting was announced.

Minutes submitted by: Leilani Arellano, Secretary

ADDENDUM

After the meeting Wayne Kephart made the following report on the status of the playground equipment.

“This is the status right now:

There are three different bolts on the playground equipment:

The small security bolts, the larger security bolts and a hex bolts which are not security. I've tightened all the smaller security ones, the larger security bolts I could not do because I did not have the right bit. The hex bolts have been tightened and one rusted through and broken off. I believe it's not going to alter the safety of the structure. There are a couple of smaller security bolts missing and they will need to be replaced. They are located on the on the first step of the smaller slide.

My recommendation would be to contact the playground equipment company and secure the bits for both sizes of the security bolts. Also to secure extra security bolts of both sizes.” Wayne Kephart