

**Sexton Mountain Meadows PCA
Minutes of the Annual Meeting
May 22, 2010**

1. The meeting was called to order at 3:21PM by Marc Davis

The meeting was held at the home of Tom and Donna Sanson.

2. The meeting agenda was presented and no additions were requested.(copy attached)

3. In attendance: Marc & Carol Davis
Mark & Cindy Vandervest
Tom & Donna Sanson
Craig & Jennifer Schoen
Sandy Veith
Kim Veith
Peter Heaver

4. Minutes of the 2009 Annual Meeting were presented with no discussion. (copy attached)

5. The Financials for 2009 were presented and no discussion followed.(copy attached)

6. Items for Discussion:

Sidewalks and Trees (COB Codes)

Many of the trees in the neighborhood are causing sidewalks to buckle and rise. This is a City of Beaverton issue and not something the HOA can or should deal with. There was discussion about offering some ideas to homeowners for methods of repair, but no action will be taken by the HOA.

Duties of Design Review Committee

We reviewed the duties of the Design Review Committee as presented in the CC&Rs. All members of the board are members of the Design Review Committee.

Duties of Homeowners and required approvals

Discussion centered around the process of approvals for paint changes and roofing changes. This is and always has been an issue in the neighborhood. Trying to find ways to keep the process in the minds of the neighbors was discussed. We discussed putting up the reminder signs again for the summer in the entry area as well as on Sexton Mountain Blvd and Gearhart. Marc agreed to place signs in the next day or so.

Entry area

Sandy Veith and Donna Sanson will take care of the entry plantings for the season. Some of the plants need to go and we need to set the entry up later in the summer for more color next spring. Tulips and Daffodils will be added. The water in the entry area needs to be turned on and set to run in the early morning. We spoke about adding bark dust in the entry area again. Marc will follow up on this.

7. Website Reminders

We need to update the website to reflect our new mailing address. Mark will take care of this.

8. Topics from the floor:

The question of solar panels in the neighborhood came up. The CC&Rs do not address them specifically because solar panels were not an issue at the time the CC&Rs were written. The consensus of the group gathered is that a request would need to be made to the Design Review Committee for review and approval. The website should be updated to mention this as well.

9. Election of Officers:

Officers elected: Marc Davis - President
Carol Davis - Secretary
Carol Davis - Treasurer

All other members of the Board agreed to stay in their positions for the next year.

10. Drawing for Gift Certificates

Home Depot Gift Certificates were won by Donna Sanson, Craig Schoen and Mark Vandervest

11. The meeting was adjourned at 3:53PM.

A barbeque followed the meeting and other neighbors did stop by. No official business was conducted during the barbeque.

Respectfully submitted,

Carol Davis
Secretary/Treasurer