

**Sexton Mountain Meadows PCA
Annual Meeting
May 30, 2009
14625 SW Topaz Ln.
Beaverton, Or 97007**

The meeting was called to order at 3:13 PM by President Marc Davis

The agenda was approved as presented - no items added from the floor.

Those Present: Marc Davis, Carol Davis, Mark Vandervest, Cindy Vandervest
Tom Sanson, Donna Sanson, Sambo Kirkman, Michelle Vondenkamp,
Lu Biado

The minutes from the board meeting of May 22, 2008 were reviewed. (copy attached, addendum A) No changes or additions were made.

The financials for 2008 were reviewed: (copy attached, addendum B). The Association was ahead of budget for the year by \$3496. The majority of that is as a result of no major legal fees during the year. Dues collection for the calendar year 2009 is at approximately 85% as of May 28. Additional checks have been received and will be posted on June 1. Many of the past due accounts have been settled as a result of home sales and foreclosures in the neighborhood. Past due billings will be sent for those remaining by June 15, 2009

As a follow up to items mentioned in the 2008 meeting minutes, Mark Vandervest will add a link to the City of Beaverton website on the SMMPCA website. This will provide neighbors with City related issues an easier way to connect and also to understand those things that are not related to the Association.

Mark will also post a notice on the website advising neighbors that if they are having difficulty with yard upkeep to be in touch with one of the board members. We know that there are neighbors with health issues and financial issues that could use a helping hand to keep their property up to the standard required by the CC&Rs until another solution can be found. It is not the expectation that we will take on these requests as a long-term project, but on a case by case basis to help through tough times.

The discussion then turned to the trees and sidewalks in the neighborhood. The requirements for tree trimming are City driven, not Association driven, but are an issue none the less. Sidewalk issues are dealt with by the City on a complaint driven basis. If a complaint is generated, the City will review and issue a citation requiring the maintenance to be done. A reminder was also made: If someone is injured on a sidewalk, the homeowner is liable. Keeping sidewalks in good condition is an all around good idea.

The design review committee has had fewer last minute requests this year for approvals. We attribute this to the website and to the other opportunities to publicize the need for approvals. The roofing change-outs in the neighborhood have also been progressing well. All who have had work done are in compliance with the changes to CC&Rs recently made. Marc will put out the signs this month reminding about the need for prior approvals also.

The entry area at Murray and Sexton Mountain Drive was discussed. Bid requests were made to Tuefel, True Green and Lewis Landscape. As of this meeting, no responses have come in. Donna Sanson has volunteered to take on this project, make a plan and get the plantings looking good again.

Several of the homes in the neighborhood are in need of a reminder letter to get yards back in shape. Marc walked the neighborhood and provided a list of those to the group. All will receive letters in the next week with a 15-day requirement to bring property up to standard. A 15-day follow-up is required after that, then the next letter will come from our attorney with a list of estimated costs for correction of the issues. That letter will allow 30 days to complete the work or the Association will have the work done and the homeowner will be billed. A property lien can be placed at that time to insure payment for the work.

We discussed the general worn, overgrown look of many of the homes in the neighborhood. Many of the plantings are just getting old and out of control. They are not at the point where they are out of standard, but they do not look good. We will be a little more specific about this in the summer letter. That letter will go out to all homeowners the last week in June. This letter will also contain the reminder about the type of 4th of July fireworks allowed in the City.

The election of officers was held. All current officers and board members were re-elected. Donna Sanson was nominated and elected as a board member. As noted above, she will be responsible for the neighborhood entry area on Murray and Sexton Mountain Drive.

A ticket was provided for each household represented at the meeting. The drawing was held at the end of the meeting. Mark Vandervest, Michelle Vondenkamp and Lu Biado each received a \$25 gift certificate from Home Depot.

The meeting was adjourned at 4PM. Following the meeting, a barbeque was held at the Davis home.

Respectfully submitted,

Carol Davis
Secretary/Treasurer