

## Sexton Mountain Meadows Planned Community Association

### Annual Meeting

May 19, 2014

The meeting was called to order by President Marc Davis at 7:07PM

Attending the meeting:

Marc & Carol Davis; Donna & Tom Sanson; Carolyn & Rick Anderskow; Sambo Kirkman; Gerald & Jacquelyn Fisher, Brian Hicks, Tom & Sandra Veith, Karen Plath, Brad Fisher, Jennifer Person, Laurie Bailey, Ann-Smith Palachar, Suzanne Flores & Jim Meyer, Aaron & Kerry Joseph, Jill Lopez, Mark & Cindy Vandevest, Terry Layton (sign in sheet attached)

Minutes from the 2013 meeting were shared with the group. There were no changes or additions requested.

The agenda was approved by attendees

The Financial Report for 2013 was reviewed with no changes requested. There was some discussion about late dues and how we go about collecting them. Tom explained the process of verifying past year payments, then sending follow-up requests for payment. Many of the past due items have been resolved at the time of sale. Forms are completed for title companies and payment is made during closing.

Items Discussed:

Marc spoke about the plantings in the entry having been refreshed and the water has been turned on for the summer.

Tom and Marc went on a neighborhood walk about a week ago, noted issues with yards and letters were sent to the homeowners involved asking that they take care of the issues. As of meeting time, it looks as though all but one of the residents receiving those letters had taken care of the yard issues noted.

We have one neighbor who has never taken care of his backyard. He is also delinquent on dues. Letters have been sent, certified letters have been sent and refused and when Marc & Tom went to speak with the family in person, they closed their garage door and refused to answer the knock on the door. Marc has been in touch with the attorney and we have a process server ready to take care of delivery. The goal is to get resolution without using the attorney any more than necessary.

Issues with the brick wall on Murray were explained. There are 3 yards where the wall is cracking as a result of tree roots. Two of those yards have the trees inside the wall and are the responsibility of the homeowners, the 3<sup>rd</sup> yard has the wall affected by trees in the Washington County right of way on Murray. The Beaverton City arborist has been contacted and homeowners notified of the issues. Our attorney has been kept in the loop as well. The homeowners are working with the appropriate city/county people as well as their insurance companies.

The following names were placed before the group as nominees for the SMMPCA Board of Directors:

Jim Dehning  
Tom Sanson  
Mark Vandevest  
Jill Lopez  
Aaron Joseph  
Brian Hicks  
Kerry Joseph  
Cindy Vandevest  
Carolyn Anderskow  
Sandy Veath

Proxies were presented by Mark Vandevest from 11 homeowners. (Copies attached)  
A vote by acclimation was held and all of the nominees were elected.

Following discussion, the board members below were nominated as Officers:

Mark Vandevest- President

Aaron Joseph – Vice President

Tom Sanson – Treasurer

Brian Hicks- Assistant Treasurer

Jill Lopez – Secretary.

A vote by the newly elected Board was held and the nominees for officers were elected.

Tom Sanson spoke on behalf of SMMPCA to thank Marc and Carol for their long service as officers. He presented a gift of an orchid plant, a gift certificate for a nice dinner and a card.

Marc and Carol thanked all who had attended the meeting and wished the new members of the Board and the Officers their best.

The meeting was adjourned by Marc Davis at 8:25PM

Respectfully Submitted

Carol Davis

Secretary