

Minutes for Annual Meeting of Sexton Mountain Meadows Planned Community Association May 22, 2008

The meeting was called to order at 7:11 PM by **Mark Davis** at the Sexton Mountain Elementary School.

Those present were **Marc Davis, Carol Davis, Mark Vandervest, Cindy Vandervest, Sandra Veith, Tom Sanson, & Debra Fife**. **Mark Vandervest** as Vice President took the minutes of the meeting. Attendance consisted of six (6) homeowners, four (4) board members, and one (1) guest (see attached sign-in sheet **Exhibit A** for full list of attendees).

Debra Fife, Coordinator of Volunteer Services & Special Events for the Tualatin Hills Park & Recreation District presented the schedule for the Concerts in the Park Series (see attached schedule **Exhibit B**). The Concerts in the Parks are a series of events scheduled throughout the summer months to encourage walking to local parks. This year, on August 12, 2008 from 6pm to 8pm a Concert Event is scheduled for Carolwood Park. THPRD will bring in volunteers to set up the event, which is anticipated to have between 400 & 900 people in attendance. This is not a commercial event, and nothing will be sold, other than festival food. The event is alcohol-free and Emergency Services will be on call. There will be face painting, and Jackstraw, a local Blue Grass band has been booked. The Oregonian and a 1,000 piece direct mailer will promote the event. Discussion was made over signage placement as the date approaches. More information will follow and links will be placed on the website www.SextonMountainMeadows.com.

The minutes of the previous year's meeting were reviewed and no changes were needed (see attached 2007 Minutes **Exhibit C**). The assembled group approved the minutes as presented.

Carol Davis presented the financial report and no revisions were necessary (see attached Financial Report **Exhibit D**). It was noted that the HOA was under budget by \$2,551.01 due to the return of, and low legal fees for the year, and the savings from volunteer plantings at the corner monument. Approximately 80% of dues have been collected to date for the current year.

Discussion was opened up for additional agenda items as follows:

Sandra Veith discussed her upcoming change to her fencing proposal from a good-neighbor fence along Sexton Mountain Drive (SMD), to a solid privacy fence to match the existing fencing along SMD. An amendment to the original application will be submitted via e-mail. Additionally an upcoming improvement involving the staining of a concrete retaining wall in the front of Sandra's property was discussed. Sandra will supply the necessary DRC form with color samples for approval.

Carol Davis brought **Sandra Veith's** e-mail to the attention of the group regarding the creation of help groups to help those neighbors who are in need of additional assistance. Those in attendance thought it would be a good idea to include the concept on the HOA website.

Neighborhood concerns were discussed including a home that has a bird nesting issue, a home requiring yard maintenance, and commercial trucks equipped with ladders and/or parked on the streets. Homeowners are reminded that small commercial trucks will continue to be evaluated on a case by case basis, and at a minimum must be parked in the driveway and not on the street. Ladders, construction equipment, trailers, etc. are not to be visible from the road at any time. Large commercial vehicles and recreational vehicles are prohibited. Homeowners are also asked to keep their yards, both front and back, maintained to keep the neighborhood looking good, and so as not to create a visual nuisance for the neighbors. Letters addressing the concerns will be mailed out.

It was suggested that the HOA website include a link to the City of Beaverton so homeowners could address non-HOA matters: <http://www.beavertonoregon.gov/>.

The HOA will be mailing out the summer newsletter the last week of June. Articles are welcome similar to the ones submitted in last year's newsletter.

A reminder was made that all mailings should include the HOA website address for ongoing homeowner reference.

Jim Dehning, Jake Wooden, & Craig Schoen were absentee nominees for Board positions. Both **Sandra Veith** and **Tom Sanson** were present and volunteered to be on the board. The board recognized the resignations of former board member **Fred Wagner** during the winter, **Meghan Rachmady** due to her upcoming move, and **Sambo Kirkman**. Board members **Marc Davis, Carol Davis, Mark Vandervest, & Cindy Vandervest** were present and volunteered to remain on the board for another term. Discussion was made and approved to combine the Secretary and Treasurer positions into one position. The board was thereby nominated and elected as follows:

Marc Davis, Board Member and President
Mark Vandervest, Board Member and Vice President
Carol Davis, Board Member and Secretary/Treasurer
Cindy Vandervest, Board Member
Jim Dehning, Board Member
Jake Wooden, Board Member
Sandra Veith, Board Member
Tom Sanson, Board Member
Craig Schoen, Board Member

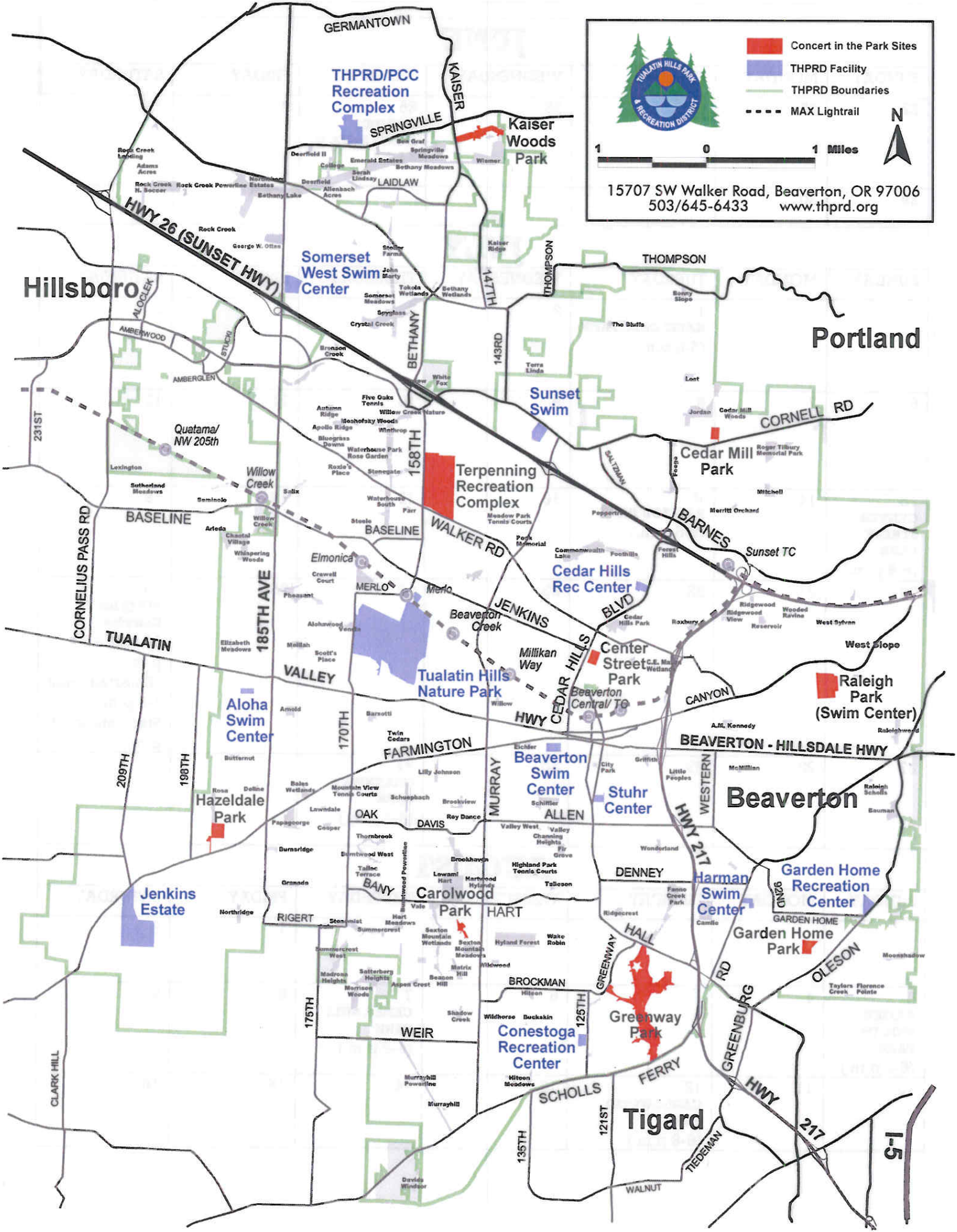
There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Mark Vandervest
Vice President
Sexton Mountain Meadows Planned Community Association

EXHIBIT "B"

TUALATIN HILLS PARK & RECREATION DISTRICT



- Concert in the Park Sites
- THPRD Facility
- THPRD Boundaries
- MAX Lightrail

1 0 1 Miles

15707 SW Walker Road, Beaverton, OR 97006
503/645-6433 www.thprd.org

CONCERT IN THE PARK SERIES

Exhibit "B"

JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
22	23	24	25	26 GARDEN HOME PARK (6-8 p.m.)	27	28
29	30					

JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 HAZELDALE PARK (6-8 p.m.)	2	3	4	5
6	7	8	9	10	11	12
13 CENTER STREET PARK (6-8 p.m.)	14	15 RALEIGH PARK (6-8 p.m.)	16	17	18	19
20	21	22	23	24	25	26 PIP @ HMT Complex 10 a.m. – 5 p.m. (Entertainment 1-5 p.m. Stage show 3-5 p.m.)
27	28	29	30	31 GREENWAY PARK (6-8 p.m.)		

AUGUST

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3 KAISER WOODS PARK (6-8 p.m.)	4	5	6	7 CEDAR MILL PARK (6-8 p.m.)	8	9
10	11	12 CAROLWOOD PARK (6-8 p.m.)	13	14	15	16

Exhibit "C"

Minutes for Annual Meeting of Sexton Mountain Meadows Planned Community Association 10 May 2007

The meeting was called to order at 7:05 PM at Sexton Mountain Elementary School.

Those present were Mark Vandervest, Cindy Vandervest, Carol Davis, Marc Davis, Sambo Kirkman, Jim Dehning and Meghan Rachmady. Meghan Rachmady as Secretary took the minutes of the meeting. Fourteen (14) homeowners, including Board members, were present for the meeting. (see attached sign-in sheet for full list of attendees).

The minutes of the previous year's meeting were read and no changes were needed. The assembled group approved the minutes as presented.

The agenda for the Annual Meeting was read and approved.

The SMMPCA website was presented. The website (www.sextonmountainmeadows.com) is a resource for all the homeowners with information including CCRs, bylaws, commonly asked questions and board member contact information. All subsequent mailing of the HOA will have the website address printed on them.

The final recorded copy of the CCR roofing amendment (2006) still needs to be returned from the attorney.

Personal, moveable storage devices (commonly known as P.O.D.S or SAM) were discussed with the group. Such devices must:

- Be contained fully within homeowner's property

- Not block the road

- Gain approval for longer than 8 hour duration

The Board may review on a case by case basis if storage device is to be on the property longer than 2 weeks. The Board may require written neighbor approval in such instances.

Commercial vehicles (and those with commercial signage) are to require approval issued by the Board to individuals on a case by case basis. The Board reserves the right to re-evaluate if parking becomes a nuisance.

The financial report was presented by Carol Davis and no revisions were necessary.

Real Estate signage placed in SMMPCA entryway will be removed.

Jake Wooden was nominated and voted to join the Board. The officers of the Board remained the same as previous year: Marc Davis as President, Mark Vandervest as Vice President, Meghan Rachmady as Secretary and Carol Davis as Treasurer.

The meeting was adjourned.

Respectfully submitted,
Meghan Rachmady

Exhibit "D"

SEXTON MOUNTAIN MEADOWS PLANNED COMMUNITY ASSOCIATION
Financial Report - For the year 2007

Prepared by Carol Davis, Treasurer

Statement of receipts and Disbursements for the year ended December 31 (cash basis)

	2007 ACTUAL		2007 BUDGET	Over/under Budget
	USNB	Fidelity		
Cash Receipts				
Member dues				
Current year	5,520.00		6,440.00	(920.00)
Prior years	80.00			80.00
Next year	40.00			40.00
Total	5,640.00		6,440.00	(800.00)
Attorney fees reimbursed	2,195.00			2,195.00
Investment interest income		570.31		570.31
Insurance refund	309.65		0.00	309.65
TOTAL	8,144.65	570.31	6,440.00	2,274.96
Cash Disbursements				
Mailings	448.89		290.00	158.89
Meeting costs	24.80		50.00	(25.20)
Utilities	282.34		300.00	(17.66)
Landscaping	268.05		1,500.00	(1,231.95)
Insurance	1,602.90		1,200.00	402.90
Legal fees	864.48		3,000.00	(2,135.52)
Taxes and fees	50.00		100.00	(50.00)
Gift Certificates				
Administrative	347.53			347.53
Housewarming gifts				
Capital projects				
Other				
TOTAL	3,888.99	-	6,440.00	(2,551.01)
Net transfers in (out)				
NET CASH IN (OUT)	4,255.66	570.31	-	-
Cash balance at beginning of year	1,570.89	11,271.18		12,842.07
Cash balance at end of year	5,826.55	11,841.49		17,668.04