Sexton Mountain Meadows

Annual Meeting

June 30, 2013

The meeting was called to order by President Marc Davis at 3:15 PM

Attending the meeting:

Marc & Carol Davis: John Wooden; Donna & Tom Sanson: Carolyn & Rick Anderskow; Sambo Kirkman; Craig & Jennifer Schoen, Ian King and Kim Carter; Gerald & Jacquelyn Fisher

Minutes from the 2012 meeting were shared with the group. There were no changes or additions requested.

The agenda was approved by attendees

The Financial Report for 2012 was reviewed with no changes requested.

Items Discussed: Duties of the Design Review Committee:

The process seems to be working well to receive requests and get them through the Design Review Committee without much delay.

Duties of Homeowners and required approvals per CC&Rs:

Entry Area at Murray and Sexton Mountain Dr:

Carolyn, Donna & Jake worked on a new design. The group all feels we need some more draught resistant plantings. We discussed adding some mums and cabbage type plants in Fall. Daisies need to come out of the plan. Snails have been a problem at times. We need to find a way to control them. Donna and Carolyn will work on a new color scheme and some ideas for plants to be included. Once complete, this will be sent out to bid. It was suggested that we try to get other members of the neighborhood to join a committee to deal with the entry area.

Website reminders:

We need to get more current minutes on the website. Carol will work with Mark Vandervest to get this updated.

Topics from the Floor:

Recent Wall Repairs:

Information was shared with the group about the issues caused by trees planted to close to the wall. The roots had begun to break the wall. The homeowner involved took responsibility and had the damaged wall replaced at no cost to the HOA.

Parking Issues on 146th, Topaz Ln and 147th:

Both of the corner areas on this loop have issues with so many cars parked and blocking traffic. There are also the young children that come popping out from between the cars that causes concern. This is not really anything the HOA has authority to fix. TVFR can be contacted by concerned citizens and they will review to make sure access to fire trucks is not an issue. The City will also review and might take action to make parking on only one side of the street. (Tom will check into this) One concern is that the property values may be affected if parking is restricted to only one side of the street. One of the issues mentioned was that a home on 146th Ter is running a detailing business out of their home and this may account for some of the extra cars. This is something that might best be handled through City of Beaverton Mediation Service directly with the neighbors and not involve the HOA. The boat parked on 146th Ter is also a concern. Marc has been trying to get the renter to move it away...he will keep working on this.

Ongoing issues within the neighborhood:

The property at the top of Gearhart near the walkway heading to the water building continues to be an issue. Marc has reached out several times to ask that the backyard be cleaned up and their landscape plan completed. He has had no response, so will send a 10 day letter, then move on to attorney contact.

There was a great deal of conversation around the definition of an "upscale" neighborhood as identified in our CC&Rs. No consensus was found on this topic. All are in agreement that yard maintenance needs to be done in some areas, but what that standard should be seems to vary by individual.

Sidewalks and trees were also discussed again by the group. The value of keeping our big trees vs. the concerns about personal liability as a result of heaving sidewalks also found no consensus. One suggestion was to ask Mark Vandervest to add a link to the City of Beaverton website with information about sidewalk repair grants available to homeowners.

Discussion followed about ongoing reminders to the HOA about maintenance issues, Design Committee requirements. We have typically done post cards in the summer as a reminder about yard upkeep and especially the need to remove leaves in the fall to keep the storm drains clear. We should plan to do this again as Fall gets closer.

We seem to have a few families in need of help at any given time to keep their yards in shape. It was suggested that we set up a committee of people from the neighborhood who would be willing to help out in such cases with yard work or light home maintenance projects

It was suggested that we create a complaint form and put it on the website. This would make it easier for neighbors to formalize their issues and for the Board to respond.

Election of Officers:

The following officers agreed to serve again and were unanimously reelected:

Marc Davis-President

Craig Schoen - Vice President

Tom Sanson - Treasurer

Carol Davis - Secretary

The following agreed to stay on the Board of Directors and were unanimously reelected:

Marc Davis Craig Schoen Carol Davis Tom Sanson

Sambo Kirkman Carolyn Anderskow John Wooden Jim Dehning

Thanks to Donna and Tom Sanson for again providing their home for our meeting.

A drawing was held for gift certificates to Home Depot. The winners were: Jake Wooden, Sambo Kirkman, Donna & Tom Sanson, and Craig Schoen.

Pizza was served for those who were able to stay. The official meeting was adjourned at 5:28 PM

Respectfully Submitted

Carol Davis

Secretary