

Sunday, September 15, 2013

SW Oak Creek Homeowners' meeting was called to order at 5:15

Present at the meeting were: Asarnow, Moore, Blatt, Alvey, Kiriakedis, Corbett, Fleenor, Spector, Lewis, Cameron, Agon, Mattechek, Hanada, Waterhouse, Amonson, Ford, Lawrence, Agon.

1. Financial report and projected cost of fence project.

Treasurer, Chris Agon reported a balance of \$18,000 is expected by next summer and should cover the cost of rebuilding the fence on Stephenson Street. The board is anticipating soliciting construction bids next summer.

Chris noted that several homeowners have not paid last years' dues. Chris will be contacting homeowners to remind them to pay.

Expenditures for the past year were stable with no unanticipated expenses. The fence construction is the only new expense expected in the coming year.

Dana Lewis reminded the board that homeowners would like to be notified before contractors submit bids in order to include their own fence as part of the bid.

There will be a 20% increase in dues for the next 3 years in order to build a capital reserve. HOA fees for 2013-14 increased to \$172 from \$144.

2. Architectural Control Committee Report: David Amonson reminded homeowners to contact a member of the ACC when changing appearance of the outside of your house. David noted that it is a very easy process with quick review.

3. ACC and Board elections: Current members of the ACC are David Amonson, Kathy Alvey and Mary Gilroy. John Blatt and John O'Malley resigned their seats. Scott Corbett and Beth Moore were nominated and elected unanimously.

Marty Alvey and Jon Waterhouse's terms on the HOA Board expired. They were recognized for their service to the HOA. Herman Asarnow and Dana Lewis were nominated and elected.

5. Guest presentation: Corina from Tryon Creek Watershed Council came and spoke with homeowners. Corina organizes large restoration projects in neighborhoods, removing invasive plants and replanting with natives. Typically, HOA's apply for \$10,000 grants from the Watershed Council. The grant requires a 40% match from the HOA in either money or labor. In order to make a grant, the Watershed Council requires a 5-year commitment from HOA. The Watershed Council will follow up with members of the HOA to ensure the plating is being maintained (weeding primarily). Although the City of Portland does not pay for the replanting project, they must issue a permit for it to happen. Corina invited homeowners to sign up for the Watershed Council mailing list. Although there was a similar planting project in the green space years ago, there was little maintenance of the planting and it has been overgrown with invasive plants.

Leslie and Lee Spector noted that water drainage into the creek is causing significant erosion to their property and they'd like to find a solution. They do not believe that

planting natives in the green space is an adequate solution.

Meeting was adjourned at 5:40.

SW Oak Creek Homeowners Association Board Meeting August 28, 2013

Meeting was called to order at 7:00.

All board members were present

Marty Alvey, Charlie Ford, Jon Waterhouse, Chris Agon and Elizabeth Engberg

David Amonson, ACC member, also attended

HOA meeting and BBQ

Sunday, Sept 15. Marty Alvey will send out notice to homeowners.

Bob Lawrence will grill and shop.

Financial Report

Dues will increase by 20% to \$172 as discussed at last years' HOA meeting. All board members voted in favor of recommending increase to HOA.

There are several homeowners who have not paid their annual dues for 2013. Some owe 2012 dues as well. Chris Agon will get caught up on collections before the Annual Meeting.

The Board members discussed what to do about a check that was given to a homeowner after the death of his wife but was never cashed. Board members decided to account for the money in the HOA checking account.

ACC

John O'Malley and John Blatt have asked to be replaced on the Committee.

Mary Gilroy, Kathy Alvey and David Amonson would like to remain.

There will be a call for nominations at the HOA meeting.

HOA Board

Chris Agon, Marty Alvey and Jon Waterhouse's term expires this year.

Chris Agon is willing to run again. Marty and Jon would like to be replaced. The two open board positions will be announced at the meeting at the HOA meeting and nominations opened.

Discussion on Tract A

A representative from the Tryon Creek Watershed Council will be invited to speak at the HOA meeting. She would like help from homeowners to remove invasive plants from Tract A to allow native species to grow.

Meeting was adjourned at 7:30.