

Claridge Park Homeowners Association

Board Meeting Minutes

June 14, 2016

Attendance: President, Margaret Furtado; Vice President, Amy Havenner; Secretary, Ricki Harrington; Director, Deanna Knopp: J & M Management, Sami Dallas and Heather Ross.

Absent: Treasurer, Nikolay Nenkov and Director, Steve Barrick

The meeting was called to order at 7:00 PM by President Margaret Furtado at the Graham Fire Station.

Financials: The financials were presented by Sami. The A&R Aging Report was discussed in detail. Sami will add a column to this report that will include the number of notices that have been sent for each violation and use a landscape format. Heather will continue to send the board a copy of her drive through results prior to letters being sent out. The financials were then approved.

Lot A: A request was submitted for paving the gravel that currently exists next to their driveway. The board decided to drive by and look at the area prior to making a decision. Margaret will let Sami know the board's decision.

Lot B: This lot has advised they would like to replace their roof. Heather will let them know they need to complete the form and submit samples of the roofing material they would like to use.

Lot C: They have advised that they will replace their missing pear tree. They have requested that the lien be removed from their house and the fines dismissed. The board agreed to the remove the lien, however the following conditions must be met: the tree must be replaced by July 15, 2016, the homeowner must pay all costs associated with filing the lien and must repay \$1,000.00 of the fine. This \$1,000.00 must be repaid by September 15, 2016 or a payment plan must be established that is acceptable to the board. The rest of the fine will be forgiven. If these terms are not met, all fines and the lien will be reinstated.

Lot D: This homeowner feels that he has the right to park his vehicles in his driveway, even though these vehicles clearly violate the clarification in the Rules & Regulations of a commercial vehicle. He asked that we reconsider his fines and grant him a waiver. The board agreed that his vehicles do violate the R&R, the fines stand and they will continue to accumulate if he continues this activity.

Old Business:

Minutes: The minutes from the April 6, 2016 were reviewed and corrected. The corrections included a misspelling of Deanna's last name and the web site for Claridge Park was corrected to claridgeparkhoa.com. The minutes were then approved.

Fred Meyer Berm: The missing boards from the Fred Meyer section of the fence have not been replaced. Amy's swimming pool was damaged beyond repair due to a tree, from the berm, coming into her yard and hitting the pool. Deanna reports that people continue to kick out the boards from her fence in the back yard and walk through the yard leaving her gate open. Heather will again contact Fred Meyer. If they do not correct the problem immediately, she will then contact the Portland corporate office and the county officials. Amy will contact Fred Meyer via a letter to advise them of the damage done and discuss another tree that is in danger of falling over.

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Attorney Letters: Lot E - The lien and fines will be removed for this homeowner. The board decided the criteria originally submitted has been met. The homeowner is responsible for the costs associated with applying the lien, they must keep the gravel weed free and they cannot park on the gravel. All fines and the lien will be reinstated if they do not comply.

Rules & Regulations: These were approved with the following changes. Section 1 Note, 1st sentence, shall was changed to may. Section 4, number 2, utility trailers were added. Section 6, Dues Information, the payment plan information was added including due date for 2nd payment. Garbage day was changed from Monday to Tuesday.

Street Parking: Sami continued to have no luck calling the county, however she found a spot on their web site where concerns/issues can be discussed. No clarification was received on street parking, but she received an immediate response regarding a nuisance. This is a place we can report problems in the future.

Reoccurring Meeting Location: Heather will try to reserve the small conference room at the South Hill Library for future board meetings.

Web Site: Sami advises the web site is up and welcomes any suggestions or further items that we would like to include.

New Business:

Newsletter: The newsletter was renamed **The Claridge Park Clarion**. It was reviewed and approved.

Front Sign: The board needs to decide how much they would like to allocate to improve the appearance of the Claridge Park sign. Once decided, Heather can give us ideas of how it could be updated.

Next Meeting: Our next board meeting will be held Wednesday, August 3rd, place will be announced.

The meeting was adjourned at 8:40 pm.