

# John's Woods Homeowners Association Inc.

## Board Meeting Minutes 5-5-2010

May 5, 2010

The following board members constituting a quorum of the full board were present

David Berg

Tanya Halvorson

Robert Romanski

Gary Sharp

### Regular Board Meeting

The meeting was called to order 6:30 PM at Gary Sharp's residence. Board members met to review and discuss the following items outlined on its agenda.

- 1.) **Homeowners Association Financial Status:** The association financial status was prepared and presented by Gary Sharp, it was reviewed by the board and a copy representing its detail is attached. Board members discussed the increasing expenses associated with maintaining the entryway noting an increase in dues is required, but decided no increase would be considered for this year. Recognizing the association is regulated by the state as a non profit organization, David Berg provided updates on the Oregon Department of Justice and IRS filings. All filings are current.
- 2.) **Entryway Landscaping:** Discussed structuring tasks and formalizing communication with our landscape maintenance contractor. Tasks and efforts will be focused on maintaining and replacing plants to enhance the quality of neighborhood entryways. The board discussed additional costs for maintenance and enhancements, set aside \$200 for replacement plants, and agreed to meet as a group May 22<sup>nd</sup> to plant them. Tanya Halvorson will set up a summer watering schedule to span mid June through mid September, and recruit neighborhood volunteers to help water our plants during the hot summer months.
- 3.) **Annual Yard Debris Pickup:** Discussed the budget for our annual yard debris pickup. Resident usage of authorized biodegradable paper bags resulted in dramatic cost savings over usage of plastic bags for last year's pick up. The board decided that use of the biodegradable bags will be mandatory for this year's pick up; yard debris in plastic bags will not be picked up. This year's yard debris pick up will be scheduled for Monday 12/13/10.

- 4.) **Future Expense Planning:** The board discussed ongoing increases plus future expenses we expect to encounter and returned to the subject of ultimately having to increase dues. We discussed the requirement for conducting another neighborhood meeting and scheduled a date for Thursday September 23, 2010. Discussed continuing the traditional neighborhood junk pick up conducted every other year, and will seek consensus on that item during the full neighborhood meeting. Also discussed the ultimate need to replace the entryway signs and determined, although they may last perhaps another 2-3 years, we should begin setting aside replacement funds.
- 5.) **CC&R Compliance Issues:** Discussed ongoing compliance issues as they relate to neighborhood safety and aesthetic quality, determining that they would be addressed on a case by case basis with individual homeowners.
- 6.) **Pedestrian Access Improvements on Roads Near JW:** Discussed communication with the city and noted progress at the intersection of Boones Ferry Road and Kerr Parkway, but noted the city's fiscal constraints have delayed some of their plans to improve pedestrian crossings.
- 7.) **Neighborhood Communications:** The board discussed how it might formalize and bring more consistency to neighborhood communications, including newsletters, bulletins, and email notifications.

The meeting was adjourned 8:40 PM.

Bob Romanski  
Secretary