

Stephanie Terrace Homeowner's Association

Annual Meeting Minutes

Tualatin Valley Fire Station #267

January 31, 2015

- The meeting was called to order at 10:00 a.m.
- Owners in attendance # 3, 4, 6, 13, 14, 16, 23, 25, 29, 30, 32, 49, 54
- Board Members in attendance: Brian Bailey, President, Greg Jackson, Vice President, Jeri Hinkle, Treasure, Andrea Wiese, Secretary, Christine Boundy, Gail Stone and Steven Lechleiter
- 28 proxies were received and a quorum verified for the meeting. 50% of the proxies need to be received to make a quorum.

Treasurer's Report:

Treasurer Jeri Hinkle presented the quarterly Financial Report which as of December 31, 2014, the Association had \$390,549.81 in various bank accounts, of which \$53,357.93 is in Operating Funds and \$337,191.88 in Reserve funds. September 2014 financial totals (\$53,548.56 OF, \$325,743.18 RF \$379,297.74 TF)

President's Report

The budget was discussed and approved for 2015.

Other Business

A motion was made, seconded and approved that Temporary Easements for Parking and Air Conditioners will be extended for another two years.

Recently multiple newspapers have been stacking up at the entrance of each individual building. If you do not want the newspaper, contact the Oregonian and request no further delivery. 503-221-8327

For anyone driving an electric car that does not live in condo 33 through 43, it is important to understand that using the electricity in the garage to charge it is prohibited. You must install a meter to recharge your car. Please contact the Board if you have any further questions.

New Business

Water notices will go out in March and each resident will be a notice even if they do not have to have a valve in their unit. Vent covers will also be removed from under the units.

Based on the Maintenance Schedule we are due in August 2015 to have the driveways patched, seal coated and have new striping/painting done. Please understand that this will cause parking inconveniences for up to 2 to 3 days. You will be given advance notice and it is important that you understand and move your car when instructed or you may be stuck.

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After reviewing the proxies, Andrea Wiese and Christine Boundy will begin their new terms on the Board. Also, Steven Lechleiter will begin his new term this time around also as he was a replacement for Sandy Cooper.

We will be reviewing Landscaping bids to determine if changing to another company will be economically reasonable.

The Board was contacted by an owner who made a request to change the By-Laws, such that, Stephanie Terrace provide a parking spot in the Visitors Lot to the owners with only 1 parking spot and no corresponding garage. There was a motion to bring this idea up for discussion but the motion failed.

April 18, 2015 was selected as the date for the next Quarterly Board Meeting.

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The meeting was adjourned at 11:00 a.m.

2015 Board Members

Brian Bailey, President	Unit 6	bbailey@code-hammer.com
Greg Jackson, Vice President	Unit 30	gregj@northjetty.com
Jeri Hinkle, Treasurer	Unit 13	jhinkle389@hotmail.com
Andrea Wiese, Secretary	Unit 4	andrea.wiese@standard.com

Members at Large

Christine Boundy	Unit 14	cboundy@epbb.com
Gail Stone	Unit 49	gailstone1@frontier.com
Steven Lechleiter	Unit 3	steve@bikefittingkit.com

****Please remember if you need to contact the Board, go to our website noted below and click on the contact tab. You can request a light be replaced, a parking waiver or just a general inquiry.**