

Stephanie Terrace Homeowner's Association

Annual Meeting Minutes

Tualatin Valley Fire Station #267

January 23, 2016

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

Treasurer's Report:

Treasurer Jeri Hinkle presented the quarterly Financial Report which as of December 31, 2015, the Association had \$417,452.53 in various bank accounts, of which \$44,668.59 is in Operating Funds and \$372,783.94 in Reserve funds. September 2015 financial totals (\$45,130.58 OF, \$371,616.72 RF \$416,747.30 TF)

President's Report

Greg Jackson, President thanked the Board for all the work that was done in 2015. The budget was discussed and approved for 2016 with approximately a \$20.00 increase.

Other Business

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

We discussed Stephanie Terrace's website. We will be working on revamping the site to simplify for users. More information and changes to come for 2016.

Our decks were recently inspected by Structure Building Solutions. The Board is reviewing what, if any, action is indicated. Routine deck maintenance will be scheduled for some time in 2016.

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.

We have noticed ongoing problems with trespassing. Specifically, problems with people cutting and hopping the fence in the south side of our complex. Residents are asked to be vigilant for people damaging or climbing the fence. Vandalism should be reported to The Washington County Sheriffs and the Board informed of any trespassing or vandalism.

Annual Meeting Minutes

January 23, 2016

2

After reviewing the proxies, Greg, Jeri, Gail and Karen's new terms on the Board will begin.

April 16, 2016 was selected as the date for the next Quarterly Board Meeting.

The meeting was adjourned at 11:13 a.m.

2016 Board Members

Greg Jackson, President	Unit 30	gregj@northjetty.com
Gail Stone , Vice President	Unit 49	gailstone1@frontier.com
Jeri Hinkle, Treasurer	Unit 13	jhinkle389@hotmail.com
Andrea Wiese, Secretary	Unit 4	andrea.wiese@standard.com

Members at Large

Karen Van Raden	Unit 29	kvanraden@hotmail.com
Christine Boundy	Unit 14	cboundy@epbb.com
Steven Lechleiter	Unit 3	steve@bikefittingkit.com