

Quarterly Meeting Minutes

Tualatin Valley Fire Station #267

July 20, 2019

- The meeting was called to order at 10:15 a.m.
- Owners in attendance #11, 14, 22, 23, 25, 28, 29, 30, 32, 34, 43, 47, 49
- Board Members in attendance: Gail Stone, Vice President; Karen Van Raden, Secretary; Chris Demke, and Sharon Niemczyk
- April Meeting Minutes were approved.

Treasurer's Report:

Due to concerns regarding financial fraud, the Treasurer's Report will be read out during the meeting but will not be included in the meeting minutes. It will be available to any owner that requests to see it. Such requests should be directed to a Board Member.

President's Report

Several water leaks have occurred or have been detected over the last several weeks. The Association is repairing them as they are identified. Some have required the community's main water line shut off with short notice. The Board asks all residents for their understanding during the last minute shut downs.

Maintenance

Need to schedule repairs at identified roof overhangs prior to painting: #32 potential rot, #34 fungal growth in beam.

Flood lights on buildings 6 and 8 need attention. The lights are long-flickering. Possible wiring problem, not just a bulb replacement.

Building 11 front step is subsiding. Needs to be included in repair along with building 9 front step.

On-going Business

Second opinions on the roof have come back from Columbia River Roofing. Their assessment was that Willamette Roofing's bid was over-inflated, that the workmanship on the current roof is acceptable and some of the items identified were not actually issues. At present, we are moving forward with the power washing and painting projects and the identified roof overhangs with current repairs needed (#32 and #34). Currently, painting is scheduled for August. Notice will be given closer to the date of the project of individual homeowner prep.

Note that when the site walk is performed prior to painting project that garbage enclosures should specifically be called out for inclusion.

New Business

Stephanie Terrace
CONDOMINIUMS
Home Owner's Association

A serious car accident occurred on Farmington Rd just west of our community. Two vehicles were racing on Farmington Rd and one of the racers collided with a car exiting the apartment complex on North side of Farmington. There were two injuries and one fatality. As a reminder to residents and visitors, please be vigilant when turning out of the complex as there are often speeders along our stretch of Farmington Rd and we don't want anyone in our community injured taking chances turning out of the complex.

There has been a small uptick in parking violations on the property. The Board asks all owners to review the bylaws regarding use of the visitor parking lot to avoid citation, fines or towing.

A grey sedan was witnessed by several residents as driving dangerously through the complex. This vehicle was seen speeding, driving recklessly in reverse, and taking corners at a speed that caused squealing tires. It has been brought to the Board's attention that this vehicle may have been stolen.

While this activity was (likely) not caused by a resident, the Board asks residents to drive safely on the property as there are frequently people walking about in the parking areas and drives. Please also remind visitors to drive safely as they navigate the parking lot.

The question was raised about what kind of liability the Association has in accidents involving a vehicle and a pedestrian. The Board will look into this question.

A vehicle break in was reported on the property. The Board encourages anyone who finds themselves victims of theft or vandalism to first report the incident to the police and then the board asks for notification so word can be sent out to other residents to be extra vigilant.

The Board also asks that residents who see or hear something concerning on the property to always report such incidents to the police. While action may not always be taken by the authorities it is important to establish a record of such activities occurring on the property. The community falls under the jurisdiction of the Washington County Sheriff's Office *not* the Beaverton Police. **Please report suspicious activity, graffiti, noise disturbances and other non-emergent activity to the number below:**

Washington County Non-Emergency Line
503-629-0111

All activities that include the threat of immediate harm or danger or involve crimes occurring at the time of calling be reported to
9-1-1

Please also note that with any activity that involves a suspicious individual, do not approach the individual or confront them in order to maintain your personal safety.

The Board will look into having a representative from the Washington County Sheriff's office attend our October meeting.

Stephanie Terrace
CONDOMINIUMS
Home Owner's Association

A proposal for a security camera installed in the window of unit 30 was made. This unit's window captures the front drive from the central parking area all the way to Farmington. Research on cameras will be done.

Concerns have been raised about units that rent out their second bedroom on a short term basis that attract unsavory individuals or activity that cause disturbances to neighbors, and bring about parking violations. The Board asks all owner's to review the bylaws and house rules governing rental of their property so that they remain in compliance.

A resident asked that the Board look into adding composting to our garbage services. We will look into this service and determine pricing.

There was discussion about having an internal sale/swap in the coming months. While it is against the bylaws to hold garage sales where outside individuals come to the property, we can hold an internal garage sale/swap for residents. Notice will be sent around if/when such an event is held.

Note for upcoming budget meeting: Make sure reserves have enough to cover upcoming projects.

The next meeting will be held Saturday, **September 14** to discuss the 2020 budget.
The next quarterly meeting will be held **Saturday, October 19**.

The meeting was adjourned at 11:30 a.m.