Minutes of AAHA Board Meeting  
January 24, 2019

The Board meeting took place at the Cedar Mill Community Library Meeting Room, 12505 NW Cornell Road, Portland, OR. Board attendees included Jeff Hull, Ryan DeJong, Nancy Knight, and Danny Howell in addition to approximately 8 homeowners. The meeting was called to order at 6:32 PM.

**Minutes** – The Minutes of the January 1/24/2019 Board meeting were e-mailed to each Board member prior to the Board meeting. Jeff asked if there were any corrections, then approved the minutes after the Board had no corrections.

**Attendees and Proxies for the Annual Meeting**

Attendees:  Carol Brewer  
   Alan & Kyle Jean John  
   Nathan Bak  
   David Thomas  
   Terri & Allan Piispanen

Proxies:  
   Michael Palmer – Jeffrey Hull, designee  
   Thomas Yoo – Jeffrey Hull, designee  
   Jeffrey Bartle - Jeffrey Hull, designee  
   Mark Crump – Clete Werts, designee  
   Jeremy Casas – Jeffrey Hull, designee  
   David & Rebecca Duarte – Clete Werts, designee

**Counting of ballots to determine AAHA Board members:**  
Ryan DeJong – Received 77 votes  
Nancy Knight – Received 71 votes  
Danny Howell – Received 79 votes  
John Brewer – Received 78 votes  
Clete Werts – Received 85 votes  
Russ Rutledge – Received 1 vote  
Chungming Liu – Received 1 vote  
Tom Kelly – Received 1 vote

Jeff motioned to approve the vote and the Board voted unanimously to approve.

**Board Members and Board Officers:**
Ryan nominated Jeff to be president and was unanimously approved.
Jeff nominated Terri Piispanen as Treasurer and was unanimously approved.
Jeff nominated Zed Newkirk as Secretary and was unanimously approved.
Jeff nominated Ryan DeJong as Vice President and was unanimously approved.

**Summary:**

The 2019 AAHA Board members are Ryan DeJong, Nancy Knight, Danny Howell, John Brewer and Clete Werts.
The 2019 AAHA Board Officers are Jeff Hull, President; Ryan DeJong, Vice-President; Terri Valley, Treasurer; Zed Newkirk, Secretary.

**Treasurer’s Report** – All dues have been collected for 2019. Financial Reports, including Income Statement and Balance Sheet through February 28th, were provided by Terri Valley, with copies to all attendees. There were no unusual items noted.

**Budget considerations** – Increase in liability insurance costs – Philadelphia Insurance Co. provided notice they are no longer issuing Officer and Director Liability policies. The AAHA insurance broker, Keelson Partners, found CNA Insurance Company as a replacement. However, CNA was more expensive, so total insurance costs increased from $1,727 in 2018 to $2,441 in 2019 (up $714). We will need to adjust the 2020 budget to reflect this increase.

**Reports of Committees**

1. **Compliance Committee** – **Ryan DeJong**
   A renter was parking a boat in the driveway of their rental residence. Ryan contacted the homeowner and the homeowner had the boat.

2. **Architectural Control Committee** – **Danny Howell**
   A. Paint trim and front door replacement was approved for request that was submitted. Need to submit paint approval form to Jeff for historical records.
   B. Potential front porch addition and playhouse rebuild was requested and we directed homeowner to Washington County for setback requirements. Homeowner has not submitted proposal.
   C. Solar panel request – Approved

3. **Homeowner Contact Committee** – **Ryan DeJong, Terri Valley**
   Jeff reported updating the homeowner contact list with information obtained from 2019 dues ballots. The amended list was provided to Ryan and Terri.

**Old Business**

1. **North wall repair** – **Ryan** reported that the brick wall repair has been completed. Masons can’t get matching brick anymore, so got as close a match as possible.
2. Proposed CC&R amendment – On February 8th ballots were mailed to homeowners, with postage paid return envelopes, for the vote to restrict short term rentals of less than 30 days. At least 75% of all homeowners (128 of 170) must vote “yes” to pass the amendment, or 25% (42 of 170) must vote “no” for it to fail. Jeff reiterated the calendar schedule to complete the proposal as follows:
   b. Cover letter completed & ballots mailed 2/8/19
   c. Ballots returned – Through March 10th, final count 3/11
   d. Homeowner contacts for ballot completion –
   e. Overall status – 125 Yes votes currently. 23 No votes currently. 23 homeowners have not voted at all. Emails and phone calls will be sent out to try and get more votes. Carol Brewer to work un-collected votes on her side of the neighborhood

New Business

1. Parking in front of mailboxes – Multiple violations of vehicles in front of mailboxes. Washington County Sheriff will come and try and get vehicles to move. Only during business hours.

2. Curbside parking in street – Safety issue with limited visibility. Jeff to write a newsletter reminder requesting people to utilize their garages and driveways whenever possible. If vehicles are blocking visibility Washington County Sheriff can be contacted.

Adjournment – No new business was brought up. Jeff adjourned meeting at 7:26PM. Next board meeting date TBD.