Minutes of AAHA Board Meeting
October 16, 2019

The Board meeting took place at Cedar Mill Community Library, 15325 NW Cornell Road, Portland, OR. Attendees included Board members Ryan DeJong, Nancy Knight, Danny Howell, Clete Werts, and John Brewer. Board Officers attending were Jeff Hull and Zed Newkirk. Homeowner Graham Taylor also attended. The meeting was called to order at 6:32 PM.

Minutes – The Minutes of the May 2, 2019, Board meeting were e-mailed to each Board member prior to the meeting. Jeff asked if there were any corrections, then approved the minutes after the Board had no corrections.

Treasurer’s Report – The Treasurer’s report was postponed until the next Board meeting as Treasurer Terri Valley has been on vacation. Jeff reported that there should be a surplus of about $4,000 at year end due in part to lower than budgeted water, Reserve Study, and document imaging expenses.

Old Business

Website Credit Card Payment System for Annual Dues

Ryan reported that our website contractor will be setting up an electronic system to pay 2020 dues using a credit card. The board discussed how to assess charges for this feature and decided to address it at a later meeting. It is hoped the online payment system will make paying dues more convenient and reduce postage costs.

Lawn Watering:

Jeff provided each meeting attendee with a handout showing Tualatin Valley Water District (TVWD) rate increases from 2015 through 2019 and a schedule of AAHA water costs for the same time periods. He noted that TVWD had increased water rates by over 60% from 2014 to 2019. By 2018, AAHA watering costs had reached $6,273, a 58% increase over 2014 water costs of $2,660.

Nancy reported that to control costs, she and Jeff decided to personally take over the watering schedule from Crystal Greens. The result was a 58% reduction in water costs, to $2,629 in 2019. They also found, and Jeff repaired, a broken sprinkler head that was gushing water. While grass browning was heavier this summer, the water reduction had no overall impact on lawn health.

Reserve Study

Ryan and Jeff reported that the Reserve Study had been completed. A handout was provided to meeting attendees showing the Reserve Study gave two options to maintain
the Reserve. Option one, assuming no maintenance of the brick wall, called for a Reserve assessment of $12.52 per homeowner in 2020. Option two, assuming brick wall maintenance costs, called for a Reserve assessment of $54.05 per homeowner.

Jeff was optimistic that the projected budget surplus might be enough to offset the Reserve Fund assessment of $54.00 and make 2020 dues lower than 2019.

Document Scanning

Jeff reported that all hardcopy AAHA records had been submitted for scanning. He has contracted to have them shredded upon return.

New Business

2020 Budget

In past years, the budget has been prepared in October. However, the Bylaws require that it be voted on no more than 30 days prior to dues assessments. This required an extra Board meeting just for the purpose of voting. It was decided to submit, finalize, and vote on the budget in December.

Brick Wall

The brick wall is tilting inward at the Northwest end of West Union Road. Ryan, Jeff and Nancy were aware of this and of the opinion that the tilting was not threatening the wall’s integrity. However, the new owners of the Elkcrest Court property abutting the wall were concerned and asked the Board to address the tilting. Ryan, Jeff and Nancy re-checked the wall and decided to have a masonry company examine the tilting section and recommend corrective action if needed. Jeff asked for and received authorization from the Board to expend Reserve funds for this purpose.

Dead Trees

Jeff reported there are 3 dead trees along the south side of West Union Road that need replacement and asked for authorization to expend Reserve funds to remove and replace them. The Board approved his request.

CC&R Violation – Parking of RVs

On the day they examined the tilting brick wall, Jeff, Nancy and Ryan observed RVs being parked behind two homeowner’s fences located at Elkcrest Ct. Both could be observed from the street. The CC&R’s allow an RV to be parked at a residence only if it is screened from view or if a written authorization has been provided by the Board. Both homeowners were contacted about the violation and claimed that a prior AAHA Board president had verbally authorized the RV parking in this manner many years ago. However, no written Board approval was given. One of the homeowners requested written Board approval based upon the verbal authorization and lengthy time period the RV had been parked in this manner. The other homeowner requested written blanket
Board approval for all homeowners to park their RV’s in this manner. The Board addressed the issue and concluded there were three options as follows:

1. Enforce the CC&R since parking RV’s not totally screened from view is prohibited and the former Board president had no authorization to give verbal permission without written approval from the Board.

2. Provide written Board approval to the two homeowners due to the verbal authorization given in the past and lengthy period of time the RVs had been parked in this manner. The approval would be exclusive to the two homeowners.

3. Provide blanket approval to park all RV’s in this manner.

Due to the legal implications of each option, the Board decided to submit this issue for a legal opinion. A decision will be made at a later Board meeting after the legal opinion is received.

**Newsletter**

Jeff will be preparing the AAHA Newsletter to be issued with dues notices next year. He asked all attendees to let him know of any ideas they have. One suggestion was that we notify homeowners that the street removal of leaves in the south Allenbach neighborhood ended this year.

**Other**

At the end of the Board meeting Jeff relayed a request from a homeowner to have a neighbor trim their tree as it was encroaching on her property and causing problems with leaves blocking her gutters and shade hurting her lawn. The Board unanimously agreed that such a request was not within the scope of the Board’s duties. Jeff then requested volunteers to assist the homeowner trim her side of the tree as she was elderly, disabled and a widow and had no one to help her. Clete volunteered and Ryan said he would assist Clete in helping out.

The next Board meeting will be held in November or December, depending on the outcome of the requested legal opinion.

The meeting was adjourned at 7:38 PM