



Strathmoor Home Owners' Association



Board of Directors' Meeting Minutes

February 27, 2012

Present: John Hay, Bruce Jones, Jeanette Hoffman and Kane Thomas (B&H). Quorum of the Board established.

Attendance: No other homeowners were in attendance.

Meeting Location: Beaverton Community Center, 12350 SW 5th St.

Call to Order: John called the meeting to order @ 6:30 p.m.

Acceptance of Prior Meeting Minutes – Acceptance of the November meeting minutes deferred until John and Kane can review and document.

Landscape Maintenance Proposals: In an effort to manage/maintain monthly HOA dues, the following three landscape companies were invited to provide landscape/maintenance proposals for the community. The Board will evaluate the three proposals and costs associated with them.

- Pacific
- Tufel
- DeSantis

Previous Business:

- Sidewalk repairs – Completed
- Dryer vent cleaning – Two units have still not provided documentation their dryer vents have been cleaned. One home is in foreclosure and is owned by the Bank, the other homeowner is attempting to locate the documentation. Kane is in communication with both to resolve.
 - Financial penalties (fines) were levied against homeowners that did not have the required servicing completed in the designated timeframe.
- Fireplace damage - A letter will be sent to the two units displaying heat damage (melted vinyl by fireplace exhaust vent) asking that they contact a fireplace or a heat system service company within 90-days to have their fireplaces inspected to determine the cause and have fixed as needed. Upon receipt of confirmation the repairs have been completed, the Board will facilitate the vinyl siding repairs.
- Gutter cleaning – Completed. Unit 6101 needs to have a gutter fixed. Kane will facilitate.

New Business:

- Porch Columns – Members of the Board met with Dave at Centex to review what appears to be ongoing water intrusion damage. Three units have been chosen for Centex to take apart one column each in an attempt to determine the cause. Centex and the Board will then discuss what the next steps are to fix and/or correct the issue.
- Roof Maintenance & Moss Control – Kane will facilitate obtaining 3 roof contractor bids for the Boards review.
- Spring Walkthrough – The annual walkthrough of the community by the Board will be scheduled for sometime in March. This walkthrough helps the Board identify what maintenance issues need to be addressed.
- Sprinkler System – The Rainbird LXME Smart controller was installed that will assist with regulating watering based on the weather. The system was purchased and installed in time to receive the 15% water conservation rebate offer.
 - In an effort to minimize issues resulting from too much water accumulating in small side yards (rain, sprinklers, shade), an idea was discussed that perhaps a notice could be sent to all homeowners stating that their side yard sprinklers would be turned off unless the owner notified B&H they did not want them turned off. It was decided that some owners that may not want their side yard sprinklers turned off would not notify B&H until after they were turned off creating the additional expense of turning them back on. It was noted that during the Boards “Spring” walkthrough, board members may go “door to door” to ask owners if they would like to have their sprinklers turned off.
- White fence repair – Kane will facilitate obtaining bids to fix the damaged corner post on 183rd.
- CD Investments – The Board approved rolling over 2 CD's for another 6-month period. While interest returns on CD's continue to be low, the Board does not want to risk placing the community funds in any type of account that has the potential to drop in value.
- Vinyl siding and white vinyl fence power washing – Board reviewed 3 bids. Acceptance of a bid is pending the Spring walkthrough to determine which units require power washing.
- Strathmoor.org website review – Tabled for next meeting.
 - John asked Kane to review the possibility of publishing a “Maintenance” calendar that would outline regular landscaping schedule, waste/recycle pick-up and any other events that would be helpful to homeowners (e.g. gutter cleaning, tree trimming, etc.).

- Side yards – Pacific Landscape suggested a solution that homeowners might be interested in to remove the turf and replace with low growing shrubs and river rock and/or bark dust. Pacific was encouraged to offer this remedy directly to homeowners since it would be at their expense.
- Erosion and/or concrete repair to front porches – Units 6255 & 6241 front porches need repair. Kane to facilitate obtaining bids.
- Tree pruning – Board approved bid to prune tree planted next to unit 6149.
- Cracked fascia (belly band) on one of the buildings– Kane to facilitate an inspection to determine cause.
- Pipes with no caulking – It was identified that when some homeowners had central air conditioning installed, the drip pipes that were installed into the side of the buildings were not caulked to prevent water intrusion. A notice will be sent to those owners requesting this be fixed.
- Spring Newsletter/Postcard – Kane will facilitate the sending of a postcard to homeowners reminding them to please report maintenance issues to B&H (including side yard over watering) and a reminder that residual “trash” left on the ground after pick-up and picking up after their dogs is the owners responsibility.
- Sewer cap – Kane will facilitate replacement of a sewer cap at unit 18174 that appears to have been sheered off my a mower.

Schedule Next Meeting – Next meeting scheduled for 5/22/12 @ 6:30 p.m.

Meeting Adjournment – John adjourned the meeting at 8:45 p.m.

APPROVED



Strathmoor Home Owners' Association



Minutes of Board of Directors' Meeting

Emergency Session

April 12, 2012

Present: John Hay, Bruce Jones, Lynn Blankenship, Pam Hill (B&H)
Quorum of the Board established.

Attendance: No other homeowners were in attendance.

Meeting Location: Shari's Restaurant, Aloha, OR

Call to Order: John called the meeting to order at 7:00 PM

Prior Meeting Minutes Minutes of the Feb 27, 2012 meeting were not considered.

Purpose of the Meeting – Needed Repairs to Porch Columns

- This meeting was called to discuss the Centex proposal for addressing dry rot problems in many of the porch columns.
- Last month Centex opened porch columns on several units and discovered that none of these had any moisture barrier behind the outer boards, although there is no Building Code standard or requirement for such moisture barrier on decorative columns, and the original design plans did not call for any moisture barrier.
- Consequently, this is NOT a warranty issue. However, Centex is willing to bring the pillars up to today's standards, by providing design specifications and subcontractors to do the work, and offers to split the cost of this work with the HOA.
 - Strathmoor HOA \$32,000 – ½ the siding & painting
 - Centex Homes \$37,015 – ½ the siding & painting, + subcontractor costs
- After discussion, the Board approved Centex's proposal, but the terms of payment need to be negotiated.
 - Centex wants the entire amount paid in advance.
 - The Board would like to have a signed agreement and/or contract to protect the interests of the HOA in this work. The Board proposes:
 - Depositing the entire amount into an escrow with Bluestone & Hockley.
 - Negotiate with Centex, conditions for down payment, progress payments, retainage, and final payment after inspection and acceptance of the work.
 - These payment instructions will be given to the escrow agent.
 - John will contact Centex and negotiate these arrangements.

Discussion on Paying for the Repairs

- Payment will be made from the Reserves for Replacement account.
- In order to avoid the need for a special assessment of all homeowners, it was decided that there would be an increase in HOA dues next year of \$10/unit, plus any normal increase to cover operating expenses. This would allow the Reserves to be replenished in 4 years
 - \$10 x 67 units x 12 month = \$8,040/year x 4 years = \$32,160

- Beginning in Jan 2013, the extra \$10/unit/month would be deposited into the Reserves monthly.

Notification of Homeowners

- It was decided to post Board meeting minutes on the Strathmoor HOA website.
- Homeowners would be notified by posting announcements in plastic sleeves on each of the mail kiosks around the community.
- Homeowners would be notified the same way of the scheduling of when each unit will be done.
- Lynn agreed to take on this task.

Meeting Adjournment – John adjourned the meeting at 7:45 p.m.

APPROVED



Strathmoor Home Owners' Association
Minutes of Board of Directors' Meeting
May 22, 2012



Board Members Present:

John Hay, Bruce Jones, Lynn Blankenship, Jeanette Hoffman, Kane Thomas (B&H) - Quorum of the Board established.

Homeowners in Attendance:

Amy Fabian-Crump, Brian Buckmier, Tony Taylor, Sharon Sabel, Karen Jensen, Valerie O'Kane, Xufang Li, Cheryl Battleson

Meeting Location:

Beaverton Public Library, Meeting Room B

Call to Order:

Meeting was called to order at 6:35 PM by John Hay, President

Prior Meeting Minutes:

Minutes of the Feb 27, 2012 meeting were sent to all Board members prior to the meeting and approved as submitted.

Treasurer's Report

There was no Treasurer's Report

Previous Business

1. **Spring walk-through review:** Review of notes from Josh Weismiller, Pacific Landscape, were deferred for further consideration. His recommendation for addressing areas around red maple trees for \$260/tree needs to be reviewed further. The Board will consider this later.
2. **Dryer Vent Cleaning:** Only 2 units have not submitted documentation of the completed cleaning – the current unit under foreclosure, and a unit currently in collections. Kane was asked to contact the bank handling the foreclosure to request certification the ducting has been cleaned.
 - a. It was decided that notification letters should be sent to homeowners that their insurance will be liable for damages in the event of a fire in their unit caused by a dryer vent that was not cleaned in accord with HOA policy.
3. **Seasonal Maintenance List:** This list is not yet posted to the HOA website. Kane will talk with John about this.
4. **Concrete Porch Repair Follow Up:** The two units with problems have been corrected. Cheryl Battleson, #6285, commented that there are cracking problems in her porch that she has not yet reported to the HOA.
5. **Power Washing and Staining of Garage Trellis:** Kane has received one bid for \$3,600, and is waiting for a 2nd bid for this work. Decision tabled pending receipt of the 2nd bid.

New Business

1. **Handyman for work around the community:** The idea is to hire a handyman/contractor to take care of routine items around the property. The thought is that this could be less expensive than using maintenance services from Bluestone Hockley. The Board needs to discuss this further, and get more information from Kane of the number of hours their maintenance staff spends annually at the property.
2. **ACC Approval Follow-Ups:** There have been 2-3 requests this quarter. Kane was asked to contact the ACC and request follow-up confirmation that the approved work done this year was completed in accord with the original approved plans.
3. **Satellite Dish at 6220 SW 182nd:** There was concern that the satellite dish in the front lawn of 6220 was in violation of HOA rules; as it was unclear whether this area was “common area” or the property of the homeowner. Kane indicated that he thought the county documents showed the area as part of the homeowner’s property, but would check with the County to confirm this.
4. **Roof Inspection Estimates:** Quote from Carlson Roofing to inspect all roofs for \$2,300, and take care of minor repairs discovered, up to \$2,000 was approved by the Board.
5. **Pacific Landscape 5-Year Tree Management Proposal:** Discussed proposal for removing selected trees, and replacing them. It was decided that letters should go out to homeowners seeking their input. Should selected trees be removed now and let the areas be bare while it was determined what the best replacement would be? Should homeowners have input into what the best replacement trees would be? It was decided that further discussion would be needed on this issue, with input from Pacific Landscape.
6. **Barkdusting Quotes:** The quote of \$219/unit for 22 units of bark dust, to be added to the fronts and common areas of all units, from Barkdusters was approved by the Board. Kane would see that notification was sent out to all homeowners requesting that they advise Bluestone by a certain date if they did not want bark dust applied to their areas.
7. **Lawn Aeration Bid:** Bid for \$365 to aerate the lawns was approved by the Board.
8. **6173 SW 183rd Roof Leak:** As there was no significant mold detected from this, and as Kane indicated that Bluestone could complete both the mitigation and all related repair work for the same price as that quoted by ServPro for only the mitigation work, the Board approved Bluestone completing this.

Open Forum

1. Cheryl Battleson, #6285: Requested exemption from the rule requiring garbage containers be promptly moved into either the garage or back yard after pick up each week, as her job requires her to be frequently away from home. The Board approved this request as long as container is moved away from the street and stored out of sight when the owner is home.

Cheryl also commented that the tree by her property that fell down a few years ago has not been replaced. She would like this replaced to help screen the annoying neighbors on Deloris Street.
2. Amy Fabian-Crump, #18128 / Brian Buckmier, #18162: Expressed concerns about the storage of materials and equipment for the pillar repairs in front of their homes. They

say they were not notified of this and it interfered with getting their cars into and out of their units. The Board apologized for this mis-communication, as it was not aware of the extent of what would be stored onsite, and has asked the contractor to move this to allow better access for the homeowners.

3. Tony Taylor, #6260, commented that the “Children at Play” sign in front of his home is obscured by trees, and asked that it be relocated to the Farmington entrance, where it was originally intended. Kane will look into this during his upcoming walk around the property with the landscaper, and make a recommendation.
4. Brian Buckmier, #18162, asked for clarification on what he could do to his backyard without needing special approval. He commented that the previous owner left the backyard in very bad condition and he would like to restore this, and make it more useable. The Board advised him that he would not need any special approval as long as his efforts were only to restore the grounds. If he wanted to make modifications or additions, he would need ACC approval.

Meeting Adjournment

Meeting was adjourned at meeting at 7:50 p.m.

Next Meeting

The next Board meeting is scheduled for Tuesday, August 28, 2012, 6:30 PM at the Beaverton Public Library.

APPROVED



Strathmoor Home Owners' Association
Minutes of Board of Directors' Meeting
August 28, 2012



Board Members Present:

John Hay, Bruce Jones, Lynn Blankenship, Jeanette Hoffman, Mike Haines, Kane Thomas (B&H) - Quorum of the Board established.

Homeowners in Attendance:

Scott (18260)

Meeting Location:

Beaverton Public Library, Meeting Room A

Call to Order:

Meeting was called to order at 6:30 PM by John Hay, President

Prior Meeting Minutes:

Minutes of the May 22, 2012 meeting were sent to all Board members prior to the meeting and approved as submitted.

Treasurer's Report

Kane gave the treasurer's report from the July 2012 financial Statement

Previous Business

1. Dryer Vent Cleaning

Kane reported that confirmation of dryer vent cleaning has been received from all homeowners, except from #6125 183rd. This unit is in foreclosure. Kane will work with the bank and note as a lien the cost/need for the dryer venting to be cleaned.

2. Fireplace Venting Causing Melted Siding

Units where the siding appears melted at the fireplace venting (6209 SW 182nd and 6242 SW 183rd) have been contacted by Bluestone Hockley. A letter was sent to these homeowners on July 16, 2012 explaining that this was their responsibility to have a contractor look into, and requesting follow up confirmation that this had been done.

The Board decided to give the homeowners 90 days (until Oct 16, 2012), to address this concern. If no response is received by that date, the Board will consider having the siding repaired from the outside, and billing the residents.

3. Seasonal Maintenance List

John presented additions to the proposed annual maintenance list as noted below. These were supported by the Board as appropriate.

Annual Maintenance Schedule - 2013	
Jan	
Feb	
Mar	Landscape sprinkler system backflow prevention device testing

Apr	Roof moss treatment
May	Pressure washing: fence, building, sidewalks
Jun	Lawn aeration
Jul	Trim painting staining (if needed)
Aug	Asphalt maintenance/repair (if needed)
Sep	
Oct	
Nov	Gutter cleaning; tree pruning
Dec	

Proposed additions/modifications to this schedule:

- Bark mulch refreshing Every 3 years
- Pressure washing sidewalks and driveways Every 2 – 3 years
- White fence pressure washing Every 2 – 3 years
- Grass moss treatment Every spring and fall
- Systemic tree treatment Every spring
- Roof inspections Every 3 years
- Landscape sprinkler testing Every spring

4. Air Conditioner PVC Venting

There was discussion about whether or not the building penetrations from newly installed air conditioner units were properly sealed. Homeowners will be send a letter asked to provide certification within 45 days, either from them or their contractor, that these building penetrations have been properly sealed. If it is discovered that they have not been properly sealed, a contractor will be engaged to do this, and the homeowner will be charged.

New Business

1. Neighborhood Watch

The question about reviving the Neighborhood Watch was brought up. After discussion, it was felt that all current Board Members were to heavily committed to other things, and that this should be tabled until there is more involvement by other community homeowners.

This prompted a discussion by Scott who expressed complaints about the neighbors on the other side of the fence on Deloris. These homeowners are not in the Strathmoor HOA, but Scott complains they are being very annoying, and threatening violence, vandalism, and damage to this community.

Although various options were discussed, it was decided that there was really nothing the Board could legally do in this situation, as the authority of the Board was strictly limited to the HOA, and to fiduciary oversight of this group.

The Board did agree to grant Scott a “hardship exemption” from the limit to units that could be rented, giving him the option to move and rent out his unit.

2. Grass Repairs & Top Dressing

A proposal from Pacific Landscaping to repair the bare areas of the lawn was reviewed. This work would cost \$1,049, and the proposal was approved. A copy of this proposal is attached to these minutes.

3. Sprinkler Additions

Pacific Landscaping also presented a proposal to add 7 additional sprinkler heads to the landscape. Discussion about this generally questioned the need/benefit of adding these. It was decided to add one, in front of the new tree at 6213, at a cost of approximately \$145.

4. ACC Approval Follow-ups

Kane presented a summary of requests reviewed and approved by the Architectural Review Committee. Six requests have been reviewed so far this year, all approved.

Discussion followed about the need for follow up on these requests to ensure the work was done correctly. It was decided to add a to the request form language that confirms that verifies the contractor completed everything correctly and that the HOA reserves the right to require the homeowner to correct any deficiencies caused by the modifications, and/or have the deficiencies corrected and charge the homeowner.

5. Roof Inspections

The roof inspection report from Carlson Roofing was reviewed. Kane was asked to have Carlson prioritize the needed repairs – what needs to be done this year, next year, etc. The Board will then review this at the October meeting.

6. Vegetation Along Fence

Kane shared an email communication with Tualatin Hills Park and Recreation District. They will do a one-time courtesy treatment of the blackberries along the east fence line where it abuts their property, and then, with permission, allow adjacent homeowners to clear up to 3 feet along the fence on their property.

Kane will ask Pacific for a cost to clear up to a 5' border along the fence on the park-side.

7. Budget Review Meeting

The annual budget review meeting is scheduled for Oct 8, 2012, 7PM – 9PM, at the Beaverton Resource Center, Small Community Room, 12500 SW Allen Blvd.

Open Forum

1. John brought up that 18181 Oak – Homeowner installed air conditioner unit with first obtaining ACC approval. This was granted after the fact.
2. John brought up the Pacific Landscaping 5-Year Maintenance Plan. Approval was given for items noted for Year #1; totaling \$3,565.
3. The question was raised about unit 6107 SW 182nd – has this unit changed owners? Kane will check this out, and verify if the current occupants are renters or homeowners.
4. There is rotting trash in containers in front of now vacant units 6125 & 6166. Kane will contact Waste Management and have this removed. The HOA will pay for this and add the charges to the homeowners ledgers.
5. It was reported that there is a broken sprinkler head in front of #6144 SW 183rd. Kane will contact Pacific Landscape about having this repaired.
6. It was noted that 3 small cats have been reported missing in the community recently, and most suspect coyotes and/or large raccoons. Homeowners are advised to be aware of this and take precautions when their small pets are outdoors unattended.

7. Mike Haines formally resigned his position on the Board, as his unit has sold and he will be moving out.

Annual HOA Meeting

1. The annual HOA Meeting is tentatively scheduled for Monday, November 5, 2012. If possible this will be held at the Westside Community Church. Kane will look into reserving a meeting room.

Meeting Adjournment

Meeting was adjourned at meeting at 8:26 PM

Next Meeting

The next Board meeting, the budget review meeting, is scheduled for Monday, October 8, 2012, 7:00 PM at Beaverton Resource Center – Small Community Room – 12500 SW Allen Blvd.

APPROVED



Strathmoor Home Owners' Association



Board of Directors' Budget Meeting Minutes

October 8, 2012

Present: John Hay, Bruce Jones, Jeanette Hoffman and Kane Thomas (B&H) - Quorum of the Board established

Homeowners in Attendance: Julie Dethlefs

Meeting Location: Beaverton Resource Center located @ 12500 SW Allen Blvd, Beaverton, OR 97008.

Call to Order: John called the meeting to order @ 7:00 p.m.

New Business:

1. Julie Dethlefs (unit #6189) wanted to discuss the status of her complaint about the fence that borders the property between her unit and the church. The fence cross rails are showing signs of wood rot from the churches sprinklers hitting the fence on the church side and she has also seen Carpenter ants on the damaged cross rails.
 - a. Kane advised that the church has corrected the sprinkler issue but has not responded to the HOA's request to discuss sharing the expense to fix the fence. The Board asked Kane to obtain bids for what it would cost to replace the entire fence section vs. just fixing the fence rails. Knowing the church has sold their property, it is likely that the HOA will need to cover the expense to have the fence fixed.
 - b. Kane advised that a Pest Control vendor came to the site to inspect the fence section in question and found no Carpenter ants.
2. Budget:
 - a. Bruce raised the question of why the new Regenesys Report (Reserve Study) dropped the calculation of our reserves down to 38% of being fully funded. A discussion ensued regarding what the study takes into account and that the report's recommendation of the increase to the monthly dues amount was very close to what the Board had determined was needed to account for the column repair expenses within 4-5 years.
 - b. At the request of John asking for some price concession to lower HOA expenses, Pacific Landscape agreed to a 2.5% discount. The Board approved a motion to accept the discount.
 - c. The Board reviewed the proposed budget that Bluestone & Hockley prepared taking into account the expenses planned for 2013 and the Reserve Study data. The Board approved a motion to increase the monthly HOA dues to \$138.
 - d. John volunteered to draft a letter from the Board outlining all the accomplishments achieved this year in an effort to maintain the value of our property and to keep expenses down so that we can continue to maintain low monthly dues. This letter will also serve as a reminder of the upcoming annual meeting and try to encourage attendance and Board participation.

Schedule Next Meeting – Next meeting scheduled for November 5, 2012. Sign in @ 6:45 p.m., Call to Order @ 7 p.m.

Kane will check to see if the Westside Community Church is available?

Meeting Adjournment – John adjourned the meeting at 7:50 p.m.



Strathmoor Home Owners' Association



Minutes of Annual Meeting

November 5, 2012

Board Members Present:

John Hay, Bruce Jones, Lynn Blankenship, Jeanette Hoffman,

Board Members Present:

Kane Thomas - Quorum of the Board established.

Homeowners in Attendance:

Homeowners in attendance – 10; Homeowners by proxy – 27; Minimum needed for quorum = 23. A quorum was established.

Meeting Location:

Westside Community Church

Call to Order:

Meeting was called to order at 7:00 PM by John Hay, President

Prior Meeting Minutes:

Minutes of the November 7, 2011 annual meeting were sent to all homeowners in the meeting announcement packets. These were approved as submitted.

Treasurer's Report

In the absence of a treasurer, Kane gave the treasurer's report.

1. Year-to-date budget comparison report
 - a. Revenue is \$5,813 over budget due mostly to collections of legal fees associated with delinquent accounts.
 - b. Total expenses are effectively on budget.
2. Balance sheet –
 - a. Property is financially healthy
 - b. \$ 10,312 in operating account
 - c. \$133,378 in reserves for replacement
3. 2013 Budget
 - a. Increase in monthly dues from \$124 to \$138. Increase needed to repay reserve for replacement account funds used to pay for repairs to columns. Total needed in the reserve is based on the reserve analysis report for future capital needs.

Previous Business

1. ACC approval follow ups: The Board will be requesting confirmation that items approved by the Architectural Control Committee are completed as approved.

Notices have been sent to those who requested installation of central AC units, to confirm all building envelope penetrations were properly sealed. Kane has not received any responses from the homeowners. The Board requested a list of these units for use during the Fall Walk Around.
2. Roof repairs: The evaluation report from Carlson Roofing will be included in the October financial packet provided to Board members on Nov 10

3. Fireplace vents / Melted siding: Kane reported that the two homeowners effected have responded. One contacted the builder and installer and is negotiating repairs. The other homeowner is hiring someone to take care of the problem.

The Board noted that we will need confirmation of the cause of the problem and that the work was completed correctly.

New Business

1. Open Board Positions: There are two open Board positions.
 - a. Lynn Blankenship's term on the Board is up
 - b. There is the need to replace Mike Haines, who sold his home and resigned.Lynn agreed to remain on the Board, and was unanimously re-elected.
Jennifer Johnson commented that Cory Johnson was now healthy enough to return to the Board if he was needed. This nomination was accepted and unanimously agreed to.
2. John commented on the email newsletter published by our landscape contractor, Pacific Landscape. This provides very useful information on what may be happening in our community and other communities around the area. Homeowners can sign up for this at - info@pacscape.com.

Open Forum

1. The question was raised about replacement trees along the back fence line. Kane will update the Board by their next meeting.
2. One homeowner asked for reassurance that the roofs and gutters are routinely inspected and cleaned. Kane has bids on roofing work and gutter cleaning that the Board will consider in the Executive Session after the general meeting.
3. Concerns were expressed over the aphid problem, particularly in the trees along 182nd. John commented that the Board had agreed to do a systemic treatment every year, rather than every other year.
4. Concern was expressed with carpenter ants along the fence with the Church. One pest control company who looked into this reported that, although there is dry rotted wood on the fence, there is no problem with carpenter ants in this area.

One homeowner suggested treating the area with a pesticide as a preventive measure, but concern was also expressed about possible harm to pets and children.

Kane will look into the cost for replacing dry rotted wood on the fence and indicated that the church would be willing to share the cost for this, and re-staining the fence.

5. Questions were raised about the rezoning of the corner of 185th and Farmington to commercial, and the proposal to develop a drug store and fast food restaurant on the site. The land is currently owned by Westside Community Church, and they are negotiating a sale to the developers. Homeowners were advised that, while the rezoning is a "done deal", there are still hearings before the Land Use Board where homeowners can express opposition. Several Board members and other homeowners are on the mailing list for these announcements, and that information will be forwarded to Kane to post on the Strathmoor website.
6. Questions were raised about leaf removal, pressure washing the sidewalks, painting the fire hydrants, and cleaning of the mailbox pedestals.

Leaf removal: m Pacific Landscape is at the property at least every other week to rake and remove leaves.

Pressure washing sidewalks & mailboxes: These tasks will be reviewed during the Board's Spring Walk Around.

Repainting the fire hydrants: This is handled by the Tualatin Valley Fire & Rescue.

Meeting Adjournment

Meeting was adjourned at meeting at 7:40 PM

Executive Session

1. The Board approved \$1,325 two times per year for gutter cleaning
2. The Board appointed Cory Johnson to the position of Treasure, and retained Lynn Blankenship as the Secretary

Draft