



Strathmoor Home Owners' Association



Minutes of Board Meeting – Executive Session

February 28, 2014

Board Members Present:

John Hay, Lynn Blankenship, Jeanette Hoffman,

Meeting Location:

Shari's Restaurant, Aloha

Call to Order:

Meeting was called to order at 6:15 PM by John Hay, President

Purpose of Meeting

This meeting was called because there was not a quorum for the originally scheduled February 4, 2014 meeting.

Agenda

1. Landscaping Work proposed by Pacific Landscaping
 - a. Proposal for \$2,099 for bark dust in bedding areas was approved, with the following notations:
 - i. All shrub beds visible from the street would have new bark dust added, unless the homeowner specifically requests that this not be done.
 - ii. No bark dust will be added to the side/back yards unless the homeowner specifically requests for this to be done. Homeowners who request bark dust be added to their side/back yards will NOT be charged for this.
 - iii. Bluestone & Hockley will sent out notices of this, the same as was done last year, but homeowners wishing their street-facing beds be excluded, or homeowners wishing to add their side/back yards will need to notify Kane via email of their preferences.
 - iv. This work should be scheduled after the exterior pressure washing and painting is completed.
 - b. Proposal for \$633 for aphid control was approved as submitted.
 - c. Proposal for tree removal – Proposal #13992 for \$1,054.00 was approved with the following clarifications:
 - i. The Board questioned the need for a permit from the City for tree removal. This has never been needed for earlier tree removals, and as the property is outside the city limits of both Beaverton and Aloha clarification was needed on who would be issuing the permit.
 - ii. The Board requests quotes for planting of replacement trees in both locations.
 - d. Proposal to prune all trees along street and in front yards. Proposal #13991 for \$1,690.
 - i. The Board wanted to investigate this need further, as all felt this may not be needed at this time.

- ii. Lynn will do a walk around the community and report back to the Board by Monday, 3/3 with his observations, and pictures of trees needing pruning.
- e. Proposal to top dress back & front yard turf areas. Proposal #13108 for \$1,017. This is approved with the following notations:
 - i. Kane is asked to inquire whether or not aerating is needed along with this and what that additional cost would be if it is indicated.
 - ii. Kane is asked to have Pacific Landscape update us on the status/need for landscape moss control, and what the cost would be if this is needed at this time.
- 2. Roof Moss Treatment proposal from Association Cleaning Solutions for \$1,950.
 - a. The Board wanted to take another look at the roofs to determine if this is needed at this time, as treatment was done not too long ago. Although it was brought up that even if there is not significant moss growth on the roofs, it may be prudent to do this work as a preventive measure.
 - b. Lynn will take a look at the roofs this weekend and report back to the Board by Monday 3/3 with his observations.
- 3. Exterior Trim Painting. Proposals from Empire, Willco, and Summit were reviewed. The Board liked the Summit proposal and approved it with the following notations:
 - a. Accepted the basic price of \$45,998.
 - b. Accepted T&M rates for replacing deteriorated wood, and added a request to inspect the wood trim below the sliding glass doors, as some reported this is beginning to deteriorate.
 - c. Option 1 – Declined
 - d. Option 2 & Option 3 – Accepted only for the additional painting of all entry door and garage door jambs only. It is assumed that the cost for this limited additional work will be less than the quoted cost for painting both doors and jambs.
- 4. Exterior Fence Repair and Staining. Proposals from Empire and Summit were reviewed. The Board liked the Summit proposal and approved this with the following notations:
 - a. Accepted the proposal to remove & replace 25 pieces of 2x4x8, and 50 pieces of 1x6x6 for \$3,139, with the request that the new wood be stained to match, as closely as possible.
 - b. Pressure wash & stain entire fence – Declined
- 5. New Board Member
 - a. The Board appointed new homeowner Paul (last name unknown) to serve on the Board, pending ratification at the next Annual Meeting.
 - b. Kane is asked to provide the full name and unit number.
 - c. Lynn will invite Paul to join on the walk around this weekend.

Meeting Adjournment

Meeting was adjourned at meeting at 7:15 PM

Next Board Meeting

The next Board Meeting is scheduled for Tuesday, May 13, 2014, beginning at 6:00 PM. Kane is asked to reserve a meeting room at the Beaverton Library or Beaverton Community Center for this date and time.

The earlier start time was selected to allow for earlier adjournment. Homeowners wishing to attend and present items could join the meeting later.

End of Minutes