

TW HOA meeting September 23, 2005

Meeting called pursuant to notice given to association members by posting permanent notice on the bulletin board at each set of mailboxes.

A quorum of the Board was present including the following members:

Heidi Jones

Lauranell Scarfo

Eric Palmer

Debbie Dearden

Also present: 2 association members were in attendance.

Legal Updates

- a. Members and their renters are required to notify the board/management company when there are problems in the unit that might cause damage to other units in the building. We have encountered a couple of situations, where problem was greater than would have been had it been attended to earlier.
- b. Scope of work needed immediately: Roland is almost done with cost estimate of repairs. We expect to have that within the week.
- c. Soundproofing will be included as an item in the lawsuit.
- d. Our insurance company hasn't responded to the claims that we have filed with them. Attorneys are working on this.
- e. 90-day window is up next week for Ben Stutz to respond to the deficits letter. We will give notice to all homeowners that they have a 10-day window to opt out of lawsuit if they want to. We will have an HOA meeting to discuss any questions they have before making a decision,
- f. Monday October 10th is a tentative date for the HOA meeting.

Rich Vial and Roland will be there to discuss the scope of work, price tag, and the deficits that need to be repaired immediately.

g. Deck repair may be discussed. A deck was found to be unsafe and creates a duty to us as a board to notify homeowners that the decks are unsafe and will have to be repaired. Cost of repairing all decks is nearly \$1,000,000. Rich has recommended that we advise all the homeowners not to use their decks until we have had an opportunity to access and repair the decks. Need for a design that will keep the water from above away from the windows/doors/walls on the bottom levels. We need to get many things done before

we can replace decks. In the meantime, we've asked Roland and the architect to propose an interim solution for repairing the decks.

- h. Loan will cover the water intrusion issues.
- i. There will need to be another assessment for immediate repairs recommended by Roland. Repairs from plumbing failures as they occur and to replace the reserve monies used to repair #127 & 128. #89 has sprung a leak that is significant, and has affected #90; (McNealy properties). #127 and 128 cost roughly \$60,000 and we expect that to be about the same for 89 and 90.

- j. Unit #42 and #80 will be the buildings selected for destructive investigation work. Siding will be pulled to look for problem concerning leaks from doors and windows. This will also help us to understand what the scope of the repair and cost for the lawsuit. Architect will help design system that will keep water from windows, sliders, etc.

Waste Removal

- a. Babe spoke to Rossman Sanitary about waste removal history and present use. Recycling down at lower area is not available because it is dangerous for the recycling truck to get into the area. They will look at what the options are. He will also be looking at history reports to see which areas the dumpsters have been under/over used.

Maintenance

- a. Pool house needs to be properly winterized. Trevor will follow up with Mike couture, the contractor who repaired the roof earlier this summer, to make sure it is secure.
- b. Abandoned cars: there are two cars that have been parked for a long time without being moved. Currently the regulation is that cars parked for more than two weeks without being moved are considered abandoned. Babe motioned that we put signs on vehicles that they will be towed if not moved. Luranell seconded. Vote approved.

Landscaping

- a. Three trees were planted to replace the three that were removed meeting the deadline for replacement according to Lake Oswego. Member asked to put a tree in his area at his own expense. We will discuss with him what his tree choice is to make sure that it is appropriate and will survive the area he wants to plant. Also we will lose a tree due to excavating and would want a tree replacement. Still this needs to wait until we know for sure what excavating is needed.
- b. Debby is arranging a time this week when everyone can walk the property for areas that will need excavating/regrading.
- c. We decided not to put bark dust down at this time until we know areas will be regarded/excavated.

Communications

- a. Request from new homeowner who was unaware of the dues needed to be paid, as they understood that the former owners had paid the dues. Fees should be in an escrow account – if not they have to work it out with previous owner. Babe motioned that we wave the late fees but not the dues. Luranell seconded. Vote passed unanimously.
- b. Home owner had list of repairs not completed by former owners. Trevor asked him to document it for possible inclusion of lawsuit those things that are considered part of the HOA responsible (i.e. Decks/water intrusion). Many of the repairs needed are not HOA responsibility.
- c. Water damage in unit #90 had a carpet pad replaced. We will find out if this has anything to do with the plumbing issues that have come up.

Financial

- a. Debby brought financial statements for review. Invoices were discussed that were up for payment or questioned and need review. Financials and budget are on different reporting year – fiscal and calendar year. This causes problems in terms of matching the budget with the expenses. Debby proposed that we change our budget to a calendar year effective immediately – Luranell seconded. Vote passed unanimously.

HOA Meeting Site for future bi-weekly meetings

Babe motioned that the meetings be moved out of her home and to Mt. Park Rec. Ctr. Luranell seconded. Vote passed.

Next meeting Oct. 8, 2005, 9am, at the Rec. Center

Babe will arrange a meeting date at Mt. Park Rec. Ctr. for the entire HOA membership.

Debby adjourned the meeting at 10:58am