

SLHOA ANNUAL GENERAL MEETING

March 20, 2019

**Location: Re/Max Equity Group Suburban SW
9790 SW Nimbus Ave.
Beaverton, OR 97008**

SLHOA Board Members Present: David, Kimberley, Denise, Tiffany, Joan

SLHOA Board Members Absent: Sharon Nuss

SLHOA Residents Present: John Vhay, Nikki Burton, Will Burton, Karen McLeod, Jim Herrall, Luella Paddack, Shirley Deck, Ted Deck, Kevin Banton, Louis Woodburn, Mindy Woodburn, Stacy Luehr-Sele, Yolanda Fink, Carolyn McCormick, Judy Barnett, Lynore Hay, Tom Force

Welcome:

David, SLHOA President, welcomed everyone, followed by introduction of the Board members. The residents present then introduced themselves.

Reminders:

David then reiterated some basic reminders of the SLHOA's CC & R's including, when homeowners would like to make improvements, to ask for permission first including a description of the desired work to be done. Roof replacements have been the big issue.

Additional reminders about new fencing needs to follow the CC & R code and all fencing needs to be in good repair. Also, while vehicles may be worked on in the driveway, they not remain there over time.

He also reminded all residents that the Board is an all-volunteer board. Residents are always need to fill the positions and without volunteers he SLHOA would have to hire a management company which will increase the SLHOA dues dramatically. This year there is a "Member at Large" position open.

Questions were raised about the number of geese in our park and if there's anything that can be done about the numbers. The seeming increase in the number of nutrias was also brought up. Tiffany reminded all it is the City of Tigard who is in charge of the parks and any questions or concerns we have need to be directed to them. Another resident stated that what attracted her family to select this neighborhood was the abundance of wildlife and she knows of others who feel the same.

Treasurers Report:

Kimberley reviewed the 2019-2020 Budget proposal. She also said that the annual dues invoices will be sent out April 1st. Those residents who have already paid, their invoice will reflect

“Paid”. Since the proposed budget did not break even with the projected expenses, corrective action will be taken. The first action was to change insurance carriers. One was selected that will save significant sum.

It was suggested by a resident that we raise the annual dues by \$5.00 to cover increased costs. The idea was put in motion form and was seconded by another resident. Kimberley said that the idea will be put out to residents for vote and it will need 2/3 majority of the 218 members to go into effect. If passed the new dues amount will go into effect next year.

One resident asked why the cost of the flower baskets rose from the previous year and Kimberley stated the increase was due to the increased need to water the plants more and the fact that the baskets were in place until after Labor Day.

A question rose about the lights at the entrance to Summer Lake and it was confirmed they are LED lights.

Presentation:

At a previous SLHOA Board Meeting, it was decided that a presentation regarding Emergency Preparedness would be helpful information for the residents. In response to that, Kimberley arranged for a team from ServPro to give a presentation at the General Meeting. Since we live in the Cascadia Subduction Zone and should expect a 9+ earthquake we should be prepared for long term power outage and lack of water. The presentation included a discussion about how to make a plan, and having emergency kits in our car and at home. Handouts included an Emergency Supply Checklist, a suggested list for older Americans, and an American Red Cross Resource Guide. It was further suggested that we should ask the City of Tigard to speak to our neighborhood about how to gather survival talent in our area until the city can help us.

Voting:

As of meeting night, 28 votes had been submitted. Kimberley will check on votes sent in electronically and results will be posted next month.

Additional items:

A question arose about solar panels. Currently there are no restrictions in the CC&R’s regarding solar panels and there are residents in the SLHOA that have solar panels. Residents are reminded to notify the SLHOA Board when any changes to their home are anticipated.

One resident asked if the SLHOA took care of painting individual house numbers on curbs. It was explained that that is an individual resident option that the resident pays for.

There were compliments on the Fall Newsletter. Congratulations to Denise. Suggestion for next

Newsletter was to include job descriptions of each position on the SLHOA Board.

At that point the meeting was adjourned. Everyone was thanked who came.