

Meeting Minutes

Deer Glen Homeowners Association Meeting

April 20, 2009 6pm

Meeting held at Gresham Library

1. Presentation by Laura Guderyahn, City of Gresham
Re: Private Property Restoration Program, Creekside Program
 - The city is approaching the HOA to inquire about a partnership to clean up/restore areas in tract A, B, C currently owned by Deer Glen HOA.
 - This is a fee for service program – 90% of cost covered by City, 10% paid by association
 - Deer Glen is the owner that owns the largest portion along both creeks, the Nechacokee and West Fork Hogan.
 - Contract includes initial clearing plus 2 years maintenance, replanting if necessary, then a maintenance plan is developed
 - Tract A is in worst condition as it gets the most sun
 - Nov-March is best restoration season, Feb. is best for planting, July best for maintenance, Oct for herbicide
 - Owners can volunteer to reduce cost to association

See hand outs and map provided by City of Gresham

2. Discussion of Bylaws and CC&R's by Sue O'Halloran
 - Must elect people to 5 positions tonight
 - Need 3 additional people for Design Review Committee
 - KMO's role is to assist homeowners, but the HOA is the decision maker
 - KMO will advise homeowners as to names of elected Board of Directors

3. Reviewed commonly owned property tracts A,B,C,D & E

4. Review of 2008 and 2009 Activities by Kerry Ann O'Halloran
 - We currently have someone come to p/u debris in neighborhood 1x/month
 - We have the entry landscape professionally maintained
 - Security drives through the property 9x/day
 - Streets are cleaned 1x/month
 - Property taxes are due on common tracts, bill was just received for 4 years of taxes

Brad asked about bridge/culvert blockade at end of Elliott

Mr. Stevens said that construction is supposed to begin at end of July as per his discussion with City

- KMO will meet with City to determine what needs to be done with storm water management and detention pond
- HOA must have a reserve study completed in 2009
- Board should review current budget and create a new one, maybe send out a questionnaire to homeowners

