

Sam Barlow Woods Homeowner's Association

Annual Meeting

June 29, 2009, 6:00 p.m, Gresham Library

Meeting Minutes -

Present: Roland Nero; Jim & Barbara Schocko; Bruce & Judy Blubaum; Todd & Paula Jacobsen; Lisa Snider; Jim & Vicki Long; Bill & Nancy Cook; Paul Taylor; Jerome Kauffman.

Property Manager Present: Kerry Ann O'Halloran, Kohler Meyers O'Halloran, Inc

Vicki Long, Association President, called the annual meeting to order at approximately 6:10 p.m.

Lisa Snider, Association Secretary, read the minutes of the prior Annual Meeting, held June 30, 2008. Bruce Blubaum accepted the minutes; Paula Jacobsen seconded the motion.

Kerry Ann reported on issues that had been brought up at last year's annual meeting.

The first being the split rail fence that runs parallel to Powell Valley Road. At last year's meeting, Bill Cook had asked about the fence as it was starting to look "cruddy" and thought that something should be done whether it is new paint or actually torn down. Kerry Ann had received two bids, which ranged from \$740 to \$1,000 to tear the fence down. Originally, the fence was put up before any homes were built in the development. Now the homes that back up to Powell Valley Road have their own fences. The split rail fence really serves no purpose. Paula suggested that the neighbors could tear the fence down and have it hauled to their business for recycling to save money. It was decided by the homeowners to revisit the split rail fence each year to see if it is in enough disrepair at that time to warrant it being taken down. Until that time it would remain there.

The next issue Kerry Ann reviewed from last year's meeting was the Shane McKee home. This home has been an on-going issue. There has not been anyone consistently living in the home for several months. The yard has been neglected for many months as well. Jim Schocko, Bruce Blubaum and Paul Taylor have gone over on different occasions when the grass has not been mowed for weeks on end and have mowed it to keep the weeds down. Bruce asked if the HOA could have someone come in and take care of the yard. Kerry Ann explained that we could get in trouble for going over and randomly mowing someone's yard. The CCR's do allow for clean-up but we do not have it in our budget to take this problem on. Jim Schocko was concerned about new neighbors not taking care of the home. This particular home has not had the best of care with all of the previous homeowners. Roland Nero asked about the lien. Vicki explained that there have been on-going problems with this home.

Kerry Ann talked about past due accounts going to collections. This year we have pursued collections on two homes. She explained that when a home goes to foreclosure it is really too late at that point to collect on the lien. We will now be using Atlas Financial Collection Agency on any past dues accounts. Vicki explained that we have tried numerous avenues such as meetings, mediation and negotiating down accounts to collect money that is owed to HOA. When all has failed, liens have been placed on the property in order to collect. In cases where a home goes to foreclosure at that time it will be too late to recuperate the money that is owed. By going with a collection agency, we will at least see 60% of the amount that is owed.

Vicki made sure that each homeowner picked up a copy of the CCR's when they signed in.

Bill gave the financial report. He asked if anyone had any questions. Bruce asked about the set amount for the landscaper. The new landscaper comes every week. The previous landscaper's charges varied from week to week depending on what was done. Kerry Ann said that it made it hard to budget, as you would not know what the charges might be. Bruce asked if next time bark needs to be applied to the flowerbeds in the common area if the homeowners could do it to save money. It was discussed that although this sounds like a great plan, when it came time to spread the bark dust we may not have the help we thought we would have so it would be best to pay for the spreading and then it would be done.

Vicki explained that we have over \$5,000 in unpaid debt. She also explained that we have tried very hard to collect what is owed to the HOA.

KMO will be raising their property management fees. There has not been an increase in several years and with the additional work that was done this past year on the past due accounts KMO needed to raise the rates. Kerry Ann talked about the reserves.

With property management fees going up and our bank accounts getting critically low it was decided that the dues need to be raised. Paula suggested that the dues be raised \$10 a month (\$120 for the year) to make it easier for everyone. Bruce moved and Jim Schocko seconded that dues are raised in October. It was unanimously approved.

Vicki Long completed her fourth year on the board and was stepping down at the end of the annual meeting. The floor was open for nominations. Jim Schocko nominated Peggy Taylor. Barbara Schocko seconded the motion. Peggy Taylor was unanimously elected to the board for one term (three years).

Roland asked for an updated phone list of all homeowners in Sam Barlow Woods.

In closing, Vicki reminded everyone that whoever serves on the board needs to keep issues that the HOA has with the homeowner confidential. In previous years confidential information has been shared with other homeowners.

Meeting adjourned at 7:08 p.m.