



Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

November 2014

www.oak-hills.net

REC CENTER RENOVATION: PAST, PRESENT, MOVING FORWARD

BY SARA BOURNE, OHHA VICE PRESIDENT

As a first order of business the Board would like to thank the 329 homeowners that filled out the latest Recreation Center Survey. We are thrilled to see that 50% of the neighborhood took the time to communicate your preferences for the Recreation Center. 50% is a very successful percentage in the world of surveys. However, it has left us wondering what the other 50% of you are thinking. The good news is there will be much opportunity for continued dialogue, and we ask that you take advantage of those opportunities.

PAST: What's Taken Place Thus far?

As a community, we have come a long way in the last six months. Widespread problems have been discovered down at the Rec Center. A minor improvement project in the locker rooms swelled into replacement of all interior walls, all plumbing, the showers, and several fixtures. After this we discovered major structural failings in the concrete around the admin building. An emergency scaffold was built to shore up the tunnel leading from pool to locker rooms. The remaining concrete surface around the admin building rests on structural fill which has failed. Shifting fill and cracking and sinking concrete allowed water to pool and seep into the fill for many years. The Board had the facility assessed by a structural engineer who recommended the fill be

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HOLIDAY BAZAAR ONLY A MONTH AWAY

BY SHEILA BREWER, OHHA DIRECTOR

Mark your calendars for Fri. and Sat., Dec. 5 & 6 from 10 a.m. – 5 p.m. at the Rec Center, because the Holiday Bazaar is back again! This is the 6th consecutive year we have held the current version of the Oak Hills Holiday Bazaar, but it started many decades ago in people's homes. If you have never shopped this fantastic holiday event, please mark it on your calendar. You could easily be done with your holiday shopping with this one stop. 35+ vendors will display beautiful hand-made crafts, art, soap, decorations, candy and other items for sale. We are looking forward to another great Holiday Bazaar and hope to see you there. This is a great opportunity to support local vendors and get some holiday shopping done early...buy local!

The bazaar has been run by 43-year Oak Hills resident Ruth McArthur. She was drawn to Oak Hills originally because of the greenspace and activities for her three children, now grown with five children of their own. Ruth is a retired payroll specialist, having worked for several technology companies in the area over a span of twenty years. We love Ruth and all the talent and dedication she brings to Oak Hills and his event. Thank you Ruth!

If you are interested in being a vendor, please contact Ruth at 503-645-3022 for more information soon, as there are only a few spots left!

Ruth is now looking for help to pass on this annual tradition. If you are interested in organizing the Holiday Bazaar in the future, please contact Ruth. She will be happy to show you the ropes and help you make the transition so this great neighborhood tradition can continue into the future.

Rec Center Renovation continued from Page 1

excavated 360 degrees around the admin building to investigate the admin building's foundation. And we are just getting started. The electrical system is original, and wildly out of step with current code requirements. A wholesale electrical overhaul will be required. Even if all this is completed, there is still no access to a toilet for those with disabilities. In addition to this being illegal, it is also unethical. We all own these facilities equally, and every owner deserves access to enjoy them equally. Unfortunately, access is not a simple fix as the pool restrooms are underground, and the upstairs restroom is not big enough to accommodate code requirements, nor can it be easily expanded. The problems were stacking up, and we realized we would most likely need to rebuild the functions of the admin building. And that caused us to evaluate the entire Recreation Center. Is it meeting our needs today? Will this place serve us well into the future? If we are going to have to invest money and effort required to fix our problems, should we make some changes along the way? So it begins.

We asked our neighbors, what would a facility that is designed with multi-generational needs in mind really look like? How do we use the space today, and what kind of facility do we need to support existing uses? Whatever we do today will be the heart of Oak Hills for at least the next 50-75 years. How would we design something for the next generation? These are heavy topics, and the community has rallied together to find out the answers. Oak Hills was lucky enough to have a resident architect who put together a concept for what could be at the heart of Oak Hills.

A Town Hall meeting was held on June 8, 2014. Over 70 residents showed up and a great discussion was held. At the end, residents asked the Board to move forward with generating costs to build the proposed concept, or something similar. Six block coffees have been held through the neighborhood. These were not very well attended, with a small percentage of those invited actually attending. We would like these to continue, and we would like residents to attend and ask questions. The coffee meetings that have been held have proven to be a very positive way to have a dialogue and answer questions. (If you are willing to host a coffee meeting please contact any Board member to get one scheduled)

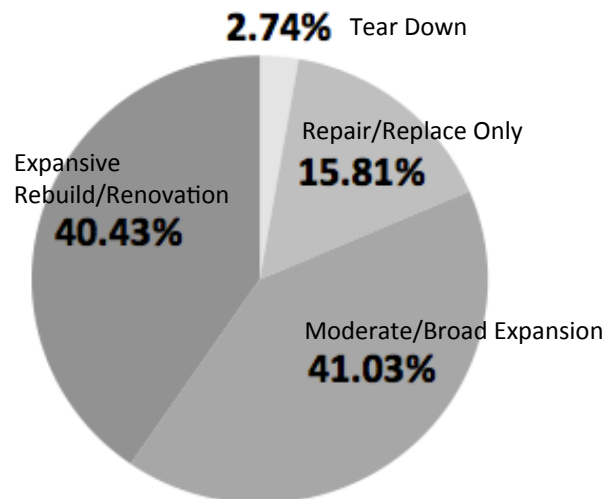
PRESENT: What Do We Know?

Because of the low turnout, and a desire for quantifiable data, the Board released a survey in September asking

the neighborhood what they want to do with the Recreation Center facilities. The survey was intended to be very philosophical, and get to the core value that residents have for the Recreation Center. We asked you to tell us what you wanted without telling you how much it costs. That was hard. We heard your feedback loud and clear. The fact is that we need to commission drawings in order to get a cost, and we need to know what the community wants before we commission drawings. Thank you for being patient with the process and telling us as much as you can based on the information at hand.

The survey presented four options. Option 1 was to tear down the facilities and plant trees. Option 2 was to repair or replace as necessary to put back exactly what we have today. Option 3 was a moderate to broad renovation to add amenities to what we have today. Option 4 was a "pull out all the stops" approach with state-of-the-art facilities designed for year-round swimming and revenue potential.

Your answers surprised us. 2.74% want to tear down the facility. 15.81% want to repair or replace what we have existing. 41.03% want a moderate to broad renovation. 40.43% want a "pull out all the stops" approach.

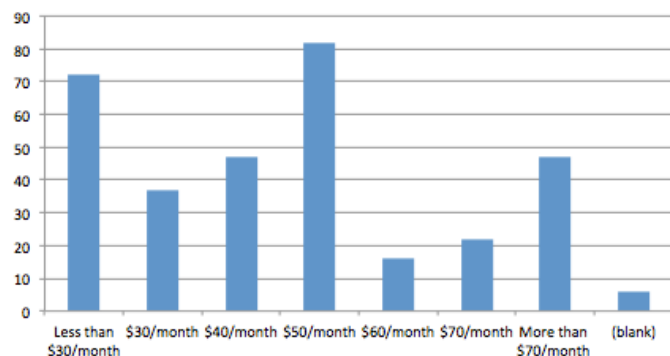
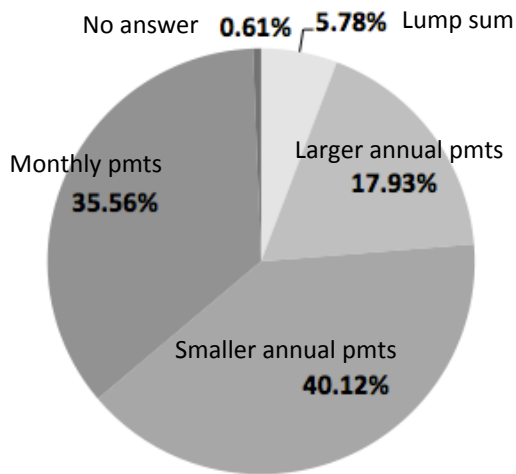


In addition to the survey questions, 194 or 59% of responders left comments. 59 of those comments committed unwavering support. 19 comments conveyed unconditional lack of support. 116 comments offered conditional support. Of those 116 conditional support, 41 gave support based on a condition such as a feature or amenity that must be included (must have a longer pool, must not have fireplace, etc). 47 comments gave

support based on the condition of cost, and the remaining 28 gave support with the condition of payment options.

Based on these results we can say with confidence that the majority of responders want to improve the property, 81.46% to be exact. However, and rightfully so, people are concerned about cost and want to have all pieces of the puzzle before making any commitments.

The financial component was not as easy to analyze, and it was a much harder question. We asked you how much you would pay without telling you what you are getting for it, or for how long you would be required to pay it. We were aware that this would be difficult to answer, and the next round of financial questioning will be based on real numbers and real financing options. The only thing we can tell for sure from the financial component of this survey is that you are interested in financing options. Some *insist* on paying zero interest up front, others want a lower monthly payment, others want annual payments. The financial component of the next survey will provide you with better information upon which to base your survey answers. Look for an article about financing in upcoming newsletters.



Based on survey results, the Board asked the architecture team to produce drawings to represent Options 3 and 4. The Board also asked a separate committee to produce a baseline cost for what it would cost to repair or replace what we have existing.

At the October 15, 2014 Board Meeting, the architecture team presented three facility design options. The designs were presented as Site Plans, showing the layout of buildings and landscape. The presented Option 3A most closely represents the concept that has already been proposed to the community. Option 3B is an expansion of Option 3A, in that it separates the functions of recreational pool use and lap swim into two separate pools. This option also provides a unique opportunity to build a foundation around the lap pool that would allow a future generation to place a building over the pool to enclose it for year-round use. Option 4 is an expansion of Option 3B with the addition of a covered year-round pool. These designs have since been renamed: Options A, B and C. These designs are property of the Oak Hills homeowners and are available for download at www.oak-hills.net. Please note that these are not final drawings by any means, and many modifications will take place.

I would like to back up a moment and tell you that the Board and Building Committee had never planned to explore options with a covered year-round pool. This exploration is in direct response to the survey results where respondents tied at approximately 40% each for Option 3 and Option 4.

The Most Important Element: COST

Now that we have some drawings and a good sense of direction from the community, we can proceed with generating *ballpark* cost estimates. In order to get hard cost estimates we need to go through an architectural design phase called “Schematic Design.” The board has allocated \$20,000 to complete Schematic Design for one of the options. We do not have the budget to go through Schematic Design for more than one Option, nor would we want to invest that much. The goal is to get strong approval from the community to proceed with one direction. That is why this next survey will be so very important.

The only reason we are able to get you a ballpark cost associated with three different designs is because an Oak

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REC CENTER: FROM “WHAT” TO “HOW”

BY SHEILA BREWER, OHHA DIRECTOR

As the Board is working diligently to determine “WHAT” you want at the Recreation Center we are also exploring “HOW” we will collectively pay for whatever we do in a way that meets the wide variety of economic needs and views of Oak Hills neighbors. The spectrum is broad in Oak Hills in opinions, age, needs, professions, and in this conversation, economics. It is our goal to *do our best* to accommodate this broad spectrum.

I find this “WHAT” to “HOW” conversation compelling and needed now. On the next survey you will see questions that will give the Board information to begin talking to banks more specifically. We will try our best to create a financial payout plan with options that will best serve the community and the wide variety of financial preferences and situations.

We need more information from you so expect some questions similar to the following on the next survey.

Regarding payment:

- Would you be willing to pay for your share up front, or early, to lower the loan amount and reduce overall interest on the loan?
- Would you prefer which term: one single payment? 5 year, 7 year, 10 year, 15 year, 20 year?
- Within limits and special circumstances, would you support certain families to have the option of payment upon the sale or transfer of property; an option to defer payment; or a lower, longer-term payout option not available to all?
- If you were in need, would you be willing to apply for help?

In addition to your share amount:

- Would you be willing to buy a family name brick, paver, bench, or etching, or to donate money to help families in need, or to offset cost of the construction of a particular section or item?
- Would you be interested in sponsoring or fundraising toward a particular part or item in the

new center so it would not be included in the bid?

- Would you consider a larger donation or endowment if there was a tax benefit to the giving?
- Do you have grant writing experience and would you be willing to help on that team?

Other general philosophical questions regarding the use of Oak Hills recreational facilities by non-homeowning individuals and groups to offset the cost to homeowners will be also be included in the survey.

Of course we cannot offer a promise of any of these options, but simply beginning the process of what may or may not be popular with you so we can best reflect and provide for you and your opinions.

Please consider these and other “HOWs.” If you have any ideas, please contact David Boyd and voice your idea. If exploring these options is of interest to you, please contact a Board member to be placed on this important committee.



Westview Helping Hands



We are Brian Stocks and Matt Lyon, seniors at Westview High School, working on our senior project, Westview Helping Hands, a clothing drive for Westview 's homeless and needy students. It is our privilege to collect and distribute new clothing, blankets, backpacks, bath towels, toiletries, etc.

Any donations you would like to make would be greatly appreciated. Tax ID available upon request.

Donations to be collected by December 1, 2014. You can drop off your donations at 14704 NW Forestel Loop, Beaverton, or call for a pick up: Matt Lyon 971-344-9538 or Brian Stocks 503-547-3592

Westview High School has one of the highest homeless student populations in the state. The need is great. Please donate.

RV LOT TOPICS

BY DAVID BOYD, OHHA DIRECTOR

RV Lot contracts will be in the mail in the next week. Please look out for them and have your payment sent in by the due date of Dec. 15, 2014. This year we have approved some changes in the contract that include:

- Tents/Canopies will be allowed if approved through applying for a Covering Structure Agreement. This new form will be mailed to any RV Lot tenant who currently has a structure or can be downloaded from Oak Hills website. The tenant would have to agree to all the terms and the structure be reviewed annually by the RV Lot committee for approval.
- Contract wording was changed from allowing two spots per homeowner to multiple spots. Any additional spots would still be subject to removal if a new homeowner wanted a space.
- Changed contract wording that restricted items in lot to only RVs, boats and trailers. If an item does not fit those descriptions, it can be allowed in lot as an exception item and is subject to removal if another homeowner requests a space for an RV, boat or trailer.

Leaves are falling all around, including in the RV Lot. Please plan a time to come down and clear leaves from your space in the lot. Please do not push your leaves to your neighbor's spot. If you have a space that does not contain many leaves, consider helping your neighbor or helping remove from the corners where the wind blows the leaves. I would expect every RV Lot tenant should plan to remove at least one bag or bucket of leaves from the lot.

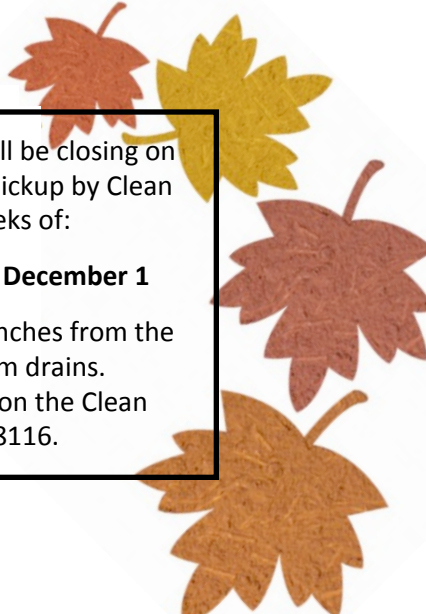
TRIM TREES AND SHRUBS FOR IMPROVED VISIBILITY

BY LINDA MARSHALL, OHHA DIRECTOR

Thank you to the neighbors who have worked so cooperatively with the Compliance Committee, and to the dedicated members of the committee. I started this job with a couple of awkward contacts with neighbors, but I'm learning what I hope is a kinder, gentler approach to this challenging job. I'm sure the whole neighborhood appreciates that boats, trailers, and RVs have been moved from driveways and that scruffy areas of landscape have been weeded, cleaned, or pruned and barkdust spread.

And about the two derelict houses and the fine print I mentioned last month—the print is actually microscopic. Hence, progress is infinitesimal. Thank you for patience.

Compliance Committee Reminder for November: please clear trees, shrubs, and brush that block a driver's vision from corners or driveways. The end of Daylight Saving Time means that walkers and bike riders will be coming home from work, school, or practices in the dark. Be sure visibility is unobstructed. On a corner, plantings should be kept below three feet.



The Oak Hills yard debris drop box will be closing on Sun., Nov. 2. The free curbside leaf pickup by Clean Water Services will be during the weeks of:

November 3 • November 17 • December 1

Please pile leaves approximately 18 inches from the curb to allow water to reach the storm drains. Additional information can be found on the Clean Water Services Leaf Line at 503-547-8116.

RENT THE REC!

BY CHRISTINA MATOUSEK, OHHA ACTIVITIES COORDINATOR

The gym and game room are available to be rented at the Rec during the off-season. For more information, or to check available dates, email oakhillsrec@gmail.com. Christina will send you a link for the reservation form. Once the reservation form is filled out and paid for, your event will be put on the calendar. We look forward to hearing from you!

Rec Center Renovation *continued from Page 3*

Hills resident has stepped forward to offer industry-specific expertise. Mack Thames is a Sr. Project Manager for a large construction company and has volunteered to help. He brings the opportunity for us to ballpark estimate the projects based on a long list of qualified assumptions. This allows us to provide you with informed cost projections so that you can make a more informed decision.

FUTURE: Steadily Moving Forward

We are moving forward cautiously and steadily. There is a great deal of behind-the-scenes work to be completed in order to provide all the information you will require to make an informed decision. Here is a summary of the next steps:

1. Architecture team is evolving the plans and working with a resident construction project manager to generate ballpark costs for Options A, B and C.
2. A committee is working to determine the baseline cost to repair or renovate to put back what we have today. This amount will be used for cost comparison.
3. Committee members will be working to define the increased operational cost associated with these new facilities. Programming opportunities and other options will be explored to cover the increase in operation and maintenance cost.
4. Once the above information has been gathered, it will all be put back out to the community in the form of a survey. This survey will contain drawings for Options A, B and C. The survey will also contain the ballpark estimate for construction, increase in operations cost, revenue possibilities and financing options. Surveys will be delivered to each home, and will be mailed to non-resident owners. The survey may be filled out online or on paper.
5. It is likely that a Town Hall will be held around this time to answer questions, get feedback and hear ideas.
6. Survey results will be calculated and distributed to homeowners, likely in the subsequent Board Newsletter.
7. The Board will vote on which Option to send through Schematic Design.
8. Schematic Design will take place. This is about an 8-week process.
9. Potential construction firms will be interviewed, and two or more selected to produce construction bids.
10. After Schematic Design is complete, selected general contractors will provide bids for construction. This is a 3-week process. The Board will vote on which general contractor to hire.
11. The selected construction bid will be used to negotiate financing with two or more banks. This is a two to three-week process. Please note that five banks have already been consulted and have shown interest in lending money. Much dedicated time and research is going into this component of the project, and you can expect to see articles dedicated to this topic in the future.
12. Prepare for a vote. It is unclear exactly what this entails, but it will likely include a Town Hall meeting, many Board Newsletter articles, one or more letters to homeowners, and lots and lots of signage.
13. WE VOTE!!

About the Vote

Because the vote includes an increase in assessment for owners the vote must take place at an Annual Meeting or a Special Meeting. If the vote is held at the Annual Meeting it will be done in the same manner as other votes, with in-person ballots and proxy as the only form of vote accepted. Voting could only take place during and at the Annual Meeting. If the vote is held at a Special Meeting then the vote may be administered via both printed ballots (mail-in ballot) and online voting. The voting window can be left open for a number of days or weeks.

What Does It Take To Pass?

Passing the vote requires 66.67% approval of those voting. That is 2/3 of the ballots received, not the community at large. That is why it is so important to participate in the upcoming survey and any scheduled meetings. We need to hear from you NOW, because this vote needs to pass when the time comes. Oak Hills cannot afford to have another failed renovation vote. The facilities are on their last legs. As a community we can work together to create a great future for the Oak Hills Community Center. Let's take this on together.

DRAFT BOARD MEETING MINUTES -- Oct. 1, 2014

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON OCTOBER 1, 2014 AT 7:00 PM, AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Dan Smith, President
Sara Bourne, Vice-President
Robert Erickson, Treasurer
Sheila Brewer, Director
Linda Marshall, Secretary
Sarah Gauntt, Director
David Boyd, Director
Jim Erzen, Director

ABSENT: Brad Buchholz, Director

BY INVITATION:

Tom La Voie, Community Manager CMCA, CAMP COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the original sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:00 PM by President Dan Smith, and the Board introduced themselves to those in attendance.

II. HOMEOWNERS COMMENTS/ISSUES

A homeowner stated that she is a single woman on a fixed income. She does not know how she will be able to make additional payments to build new facilities. She asked the Board to take this into consideration as they plan for the new facilities.

A homeowner stated that there are government grants available for renovating historical buildings, and asked that the Board look into this as one option for funding repairs. She mentioned that there may be the option of tax credits, as well. She has written grant proposals in the past, and would be interested in helping the Association.

A homeowner stated that she has brought the following topics to the Board, and asked when the Board might respond. She mentioned sheds, garbage cans, yard gardens, marijuana growing and blue paint. Sara Bourne responded on behalf of the Architectural Review Board, stating that there are so many sheds, that the committee feels that they are appropriate.

The committee feels that yard gardens are also acceptable, as long as they are maintained, and they have had no issues to date with these. Bob Erickson commented that there are only nine garden boxes in front

yards, and that the ARB would need a directive from the Board before they would take any action on the gardens.

Bourne stated that there is a dusty blue featured in the mid-century color palate, so the ARB is not prepared to make a unilateral decision against blue. Linda Marshall reminded the Board that the Rec Center had once been painted blue.

There was discussion as to whether garbage cans should be regulated by the ARB or under Internal Affairs. Marshall stated that the Internal Affairs Committee would be hard pressed to take over regulation of garbage cans at this time. Currently, no one is contacting residents regarding garbage can violations at this time.

III. APPROVAL OF PREVIOUS MEETING MINUTES:

AGREED: Sarah Gauntt moved to approve the minutes of the September 3, 2014 meeting, as previously circulated. Bob Erickson seconded the motion. Linda Marshall abstained as she was not present at the meeting. The motion passed without opposition.

IV. TREASURER'S REPORT

Year End Financial Statement: Treasurer Bob Erickson reviewed the most recent financial statement and noted the following:

August expenses were \$44,000 while income was only \$26,000. Erickson stated that this is anticipated in the summer months due to salaries. Year to date income exceeds expenses by \$60,000. A preliminary look at the September numbers shows that the annual budget will likely be better than balanced. This is good news, as a deficit of \$12,000 was budgeted. Erickson stated that donations for the 4th of July were in excess of \$19,000, and that rec income increased for all programs, especially tennis, swimming, and swim team.

2015 Budget: Erickson stated that for the past three years actual income has exceeded the budgeted amount. At the same time, expenses have increased 2.5%, 2.4% and 4.9% is expected for the next fiscal year.

Several budget line items were discussed in detail:

Water has been budgeted with additional funds, as there was a very large unexplained overage in the past. The overall water budget could be decreased \$2,000. Erzen stated, however, that he has no control over the weather: if it is hot, the fields need to be irrigated.

Workers Comp, benefits and taxes could also be decreased, as there have been rebates for WC in the past.

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Seasonal maintenance labor has been budgeted at \$18,000 for several years, but the actual expenditure has only been \$15-16,000. Erzen recommended decreasing this budget item by \$1,000.

Sheila Brewer stated that the Rec Director was hired in May, so there was not a full year of history for this line item. Brewer stated that this budget area will be more in the next year, especially in light of the extra responsibilities being given to the Rec Director.

Sara Bourne stated that the current expenses for architectural services are being expensed to the improvement budget. Remaining funds will be rolled over into the next fiscal year. Phase One has been engaged and \$5,000 has been paid to date. An additional \$15,000 will be expensed in 2015. Bourne took this opportunity to introduce Mack Thames who will advise the Board on how to navigate the process from start to finish.

Brewer inquired about the Rec budget. She stated that she was surprised that they were over budget this year, but noted that lots of items were paid out of the Rec budget that really were not Rec expenses.

Dan Smith inquired if there was an adequate budget for the legal line item. Marshall recommended that \$1,000 be transferred from the water budget to legal.

Smith stated that for an association of 650 houses, they have done a good job: they raised more money and came in under budget.

Erickson recommended that the water budget be reduced by \$2,000; Workers Comp reduced \$1,000; and add \$2,000 to the legal line item.

AGREED: Robert Erickson moved to approve the 2014-2015 annual budget as modified. Sara Bourne seconded the motion which passed without opposition.

V. REC CENTER SURVEY

Sara Bourne presented the results of the survey distributed to all owners. Bourne stated that they had hoped to receive 50% participation, and that 50% of the owners had responded. The survey resulted in a virtual tie between options 3 and 4, and Bourne feels that the Board is obligated to provide detailed drawings for both options, in order to determine the price tag for each option.

MOTION: Sara Bourne moved that the Board approve moving forward with design work for both options 3 and 4, which would result in obtaining ball park costs to build each option. Sarah Gauntt seconded the motion.

Erickson asked what the differences are between options 3 and 4. Bourne responded that option 4 has a year-round pool, along with facilities designed to bring in income. She stated that option 4 was a business plan, and the Association would need to know how much money they could collect from that business in order to hear the pool year round. Brewer stated that the West Hills Swim Team generates income of \$300,000 each year. Brewer asked if the drawings for option 4 had to be as detailed as the option 3 drawings.

Erzen redirected the discussion, focusing on the number of people who stated that they could only afford to pay \$30 per month or less. David Boyd stated that it was clear from the survey results that the owners wanted to do something, and he would like to see associated costs for options 2, 3 and 4 in order for the owners to make an informed decision. Erzen added that if it would cost \$2.5 million to bring the current facilities up to code, and \$3.5 million to tear it all down and rebuild everything new and approved, there would be no doubt that the extra million would be well worth the expense.

Erickson agreed that it is easier to sell a new facility that would last for the next 50 years, over updating 50 year old buildings that may not have another ten years in them. Smith agreed that it would be good to provide a cost for option 2. He stated that option 1, tearing down and not rebuilding, is not an option, so it should be left out of future discussions.

Brewer stated that the Association does not even have its own meeting space. She would like to see the Board meet in the gym, or pay the church for providing a meeting room. She was adamant that option 2 does not meet the needs of the Association today and that no cost should be obtained. She added that all of the home swim meets were cancelled because the opponents did not want to swim in the Oak Hills pool because it is substandard.

A homeowner asked the Board to continue with the neighborhood coffees so that all owners have the opportunity to give their input. Gauntt stated that a new survey with actual expenses attached would provide better data on which to move forward. The coffees were not being quantified; no one was being counted and the no one was keeping track of people's opinions.

Eric, new owner who is also a construction contractor, stated that option 4 is pie in the sky and not a viable option at this time, but option 3 at a \$50 per month price tag is most likely doable.

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Smith stated that there is a motion on the floor to produce drawings only for options 3 and 4 so that ball park expenses could be determined. Erickson moved that the motion be amended to include costs for option 2. Marshall seconded the amendment, but Bourne would not accept the friendly amendment. Smith stated that a vote would be taken on the original motion.

AGREED: Sara Bourne moved that the Board approve moving forward with design work for both options 3 and 4, which would result in obtaining ball park costs to build each option. Sarah Gauntt seconded the motion. Directors Bourne, Boyd, Brewer, Erickson and Gauntt voted in favor of the motion. Directors Erzen, Marshall and Smith voted against the motion. The motion passed on a vote of 5 to 3.

Discussion pursued around obtaining a cost for option 2, and whether that strategy would be helpful. It was noted that you need the cost for option 2 in order to put higher options into perspective.

AGREED: Jim Erzen moved that the Board pursue a cost estimate for option 2. Linda Marshall seconded the motion. Directors Boyd, Erickson, Erzen, Marshall and Smith voted in favor of the motion. Directors Bourne and Brewer voted against the motion, and Director Gauntt abstained. The motion passed on a vote of 5 to 3.

David Boyd will work with Mack Thames and Eric to come up with a cost estimate for option 2. If they need to spend money in order to obtain that estimate, they will need to present that request to the Board at the next meeting.

VI. RV LOT

David Boyd presented copies of the revised RV Lot contract for the Board to review. As part of the new set up, tents would be allowed, but they would be located in one block of two rows. Boyd proposed the formation of a committee to inspect the tents annually to insure that they are anchored adequately. Tents needing repairs would be tagged for repair before December 1, or asked to leave. Boyd suggested that the Covered Structure Agreement be added as an amendment to the contract, and that such agreement would place the responsibility for liability on the owner. It was suggested that the word "reasonably" be removed from the word "secured."

Boyd stated that the lot is not-for-profit, and that it provides owners with a cost effective way to secure their assets. He stated that the lot was at capacity all summer.

AGREED: David Boyd moved to approve the 2015 RV Lot contract as amended, and the Covered Structure Agreement, also as amended. Sarah Gauntt seconded the motion which passed without opposition.

VII. COMMITTEE REPORTS

Internal Affairs: Linda Marshall reported that 17 issues were resolved in the past month. Final notices are being prepared by the Association's attorney to allow access to the McFadden and Rennecke properties. The notice will allow the Association's representatives to enter the property to make needed repairs to the landscaping and general appearance of the property. The landscape contractor has estimated that the Rennecke house will require approximately \$1,000 in repair, and the McFadden house will require nearly \$2,000 in repair. The landscaping crews will enter the properties, clean up the landscaping, including pruning, remove any junk, and then bark dust the property. Marshall stated that the attorney is requiring that the Board vote on a motion to send the notice to enter.

AGREED: Robert Erickson moved that the Board authorize the Association's attorney to send letters giving notice to the owners of the two properties that the Association intends to enter the property in ten days, make landscaping improvements to bring the lots into compliance with Association rules, and bill back the expenses to the owner accounts. Sara Bourne seconded the motion which passed without opposition.

VIII. New Business

Insurance Renewal: Manager La Voie reported that the Association's insurance policy is set to renew On October 5. Larry Thompson, the Association's agent, will attend the next meeting to answer questions, but has asked the Board to make a determination on coverage for the next year. There is a option to increase the Association's general liability coverage from \$1 million per occurrence, \$2 million aggregate, to \$2 million per occurrence and \$4 million aggregate for an annual premium increase of \$128.

AGREED: Robert Erickson moved to increase the general liability insurance from \$1 million/\$2 million to \$2 million/\$4 million for an additional premium of \$128. Sara Bourne seconded the motion which passed without opposition.

IX. Adjournment

AGREED: Robert Erickson moved to adjourn the meeting at 9:44 pm. Sara Bourne seconded the motion, which passed without objection.

HOLIDAY PARTY PLANNED SATURDAY, DEC. 13

BY SHEILA BREWER, OHHA DIRECTOR

The annual Oak Hills Holiday Party will be held in the Rec Center on Saturday, Dec. 13 at 6 p.m. As always, this party will be the delight of many Oak Hills children so

please join us! Crafts, games and decorations will bring in the spirit of the season. This annual tradition, organized by Linda Bender, is yet another great Oak Hills

celebration and a wonderful way to be connected in Oak Hills. There will be a visit by a very important person to surprise the kids and listen to wishes!



STANDING COMMITTEES

ARCHITECTURAL REVIEW

Sara Bourne
503-789-2048

saraebourne@gmail.com

Bob Erickson
503-645-4024

robertkerickson@gmail.com

Rebecca Leibowitz
503-367-2042

rebecca@moonleib.org

COMPLIANCE

Linda Marshall
503-645-3266

linda@cmarshallfamily.com

Barbara McCann
503-645-4161

barbrogm@comcast.net

Manuella Nicholas
503-645-2213

Nancy Robbins
503-614-9334

brr99@hotmail.com

DATES TO REMEMBER

BOARD MEETING

Wednesday, November 5
7 p.m. @ Oak Hills Church

HOLIDAY BAZAAR

Friday & Saturday, December 5 & 6
10 a.m. - 5 p.m. @ Oak Hills Rec
Contact Ruth McArthur for a booth: 503-645-3022

HOLIDAY PARTY

Saturday, December 13
6 p.m. @ Oak Hills Rec
Family holiday fun, plus an extra-special visitor!

GYM RENTALS contact oakhillsrec@gmail.com

OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

Dan Smith President		2845 NW 154th Avenue 503-690-7597	dan@comsmiths.com
Sara Elizalde Bourne Vice President	Architectural Review	15435 NW Perimeter Drive 503-789-2048	saraebourne@gmail.com
Bob Erickson Treasurer		15715 NW Oak Hills Drive 503-645-4024	robertkerickson@gmail.com
Sarah Gauntt Secretary	Communications	14645 NW Forestel Loop 971-777-5805	ohhoasarahg@gmail.com
David Boyd Director	RV Lot	14330 NW Belle Place 503-307-4583	hdcanboyd@juno.com
Sheila Brewer Director	Recreation	15129 NW Oakmont Loop 503-690-0677	sheilaohha@gmail.com
Brad Buchholz Director		15200 NW Perimeter Drive 503-901-0206 (New #)	buchholz.brad@gmail.com
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-970-3406 (New #)	jim.erzen@us.army.mil
Linda Marshall Director	Internal Affairs & Urban Liaison	15135 NW Perimeter Drive 503-645-2366	linda@cmarshallfamily.com

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