



Oak Hills Home Owners Association News

May 2012

www.oak-hills.net

OHHA Annual Meeting Tuesday, May 8th

by Michelle Schnoor, OHHA Director

All Oak Hills homeowners are invited to attend the Annual Meeting of the Oak Hills Home Owners Association on Tuesday, May 8th, at the Oak Hills Christian Reformed Church. Sign in will begin at 6:15 p.m. and the meeting will start at 7 p.m. If you can only attend one OHHA meeting this year, attendance at the Annual Meeting is highly encouraged.

Three Directors will be elected to serve three-year terms, to replace Brad Buchholz, Jim Erzen and Dan Smith, whose positions expire as of the Annual Meeting; Buchholz, Erzen and Smith have all agreed to stand for re-election. Nominations have been accepted for these three positions and nominations will also be taken from the floor at the meeting. If you have any interest in serving on the Oak Hills Board, please submit your nomination to CMI or have another homeowner nominate you at the time of the meeting.

The Oak Hills Bylaws state each owner entitled to vote may only do so

"either in person or by agent or agents authorized by a written proxy"; therefore, in accordance with Article IX (b) of the Bylaws, an owner **MUST** be present at the meeting in order to vote. If an owner is unable to attend the May 8th meeting, he/she may assign their vote to another person by way of proxy (enclosed in letter mailed from CMI to all homeowners). Ballots will be distributed at the meeting only and a proxy may cast a vote in any manner. Proxies must be received in the offices of CMI on, or before, May 4th, or presented at the Annual Meeting.

Homeowners unable to attend the Annual Meeting may designate their proxy in two ways. First, you can assign it to "any member of the Board." Proxies received this way will be divided as evenly as possible among the nine Board members, who will then vote those proxies as they see fit. The second way is to designate your proxy to another specific homeowner. This homeowner can be either one

particular Board member or any other homeowner, and that person can vote your proxy as you instruct them to. If you have any further questions about the proxy process, please don't hesitate to contact any of the current Board Members or CMI.

The agenda for the meeting is as follows:

- A. Call to Order at 7 p.m.
- B. Proof of Notice of Meeting
- C. Reading of Minutes of Preceding Annual Meeting
- D. Reports of Officers
- E. Selection of Election Inspectors
- F. Election of Directors
- G. New Business
- H. Adjournment

We hope to see you all at the Oak Hills Annual Meeting on Tuesday, May 8th!

*******All Oak Hills homeowners were mailed a notification of the Annual Meeting, as well as a proxy form, the week of April 14th. If you did not receive a letter, please contact CMI at 503-224-1173.

Spruce Up Your House for Spring

by Brad Buchholz, OHHA Director

Spring is in the air and it's time to clean up our yards. Edging is encouraged. If you don't have an edger, ask a neighbor or contact me. If you have an edger you are willing to loan out, send me an e-mail.

This is also a good time to evaluate the condition of your exterior paint. If you are going to keep the same color, plan to paint at least the side in the worst condition. And don't forget the Architectural Review form.

One last thing. Please clean up after your pets. I have recently noticed more "gifts" as I walk and run through the neighborhood. Thank you all for your efforts to keep our neighborhood beautiful.

Westside Trail Open House May 30th

by Elizabeth Chapin, OHHA Director

The Westside Trail Mapping Project (WTMP) "North End" Open House has been scheduled for Wednesday, May 30, 6-8 p.m., at Stoller Middle School, 14141 NW Laidlaw, Portland, OR.

They are seeking information on where the alignment of the trail should be, and will have several stations set up that will show their work up to this point, which is primarily the existing conditions report. Setting up the probable alignment is the next phase of the project, with completion scheduled for September 2012. While the exact route of the trail has not yet been finalized, this bike/pedestrian trail has long been proposed on METRO's website showing a suggested alignment through the BPA power lines corridor in Oak Hills.

This meeting is your opportunity to present your opinion before the actual trail alignment is drawn and fixed. As there is a strong likelihood that Oak Hills will be impacted by this planning process, the Board encourages you to attend and have your voice heard. The earlier feedback is received in the planning process, the more likely it will have an impact on the final project design.

Whether you are for or against the project, written comments that concretely explain your reasons on a community level, as well as a personal level, will likely be most effective. The planners for the trail have indicated that they will likely prioritize at the greater good of the community (the entire Oak Hills neighborhood, the north-of-26 region, and the metro west side in

general) over how the trail will affect individuals along the trail.

If someone will volunteer to coordinate, or even to help in a small way, in regards to the Westside Trail, please email Elizabeth Chapin at Chapin.99@gmail.com. I will be happy to offer support, make suggestions and forward supporting materials. However, this process needs to get underway immediately, and I do not have the personal resources, given my already heavy OHHA Board load, to take this project on.

You can subscribe to their email list for current updates on the project at WestsideTrailmp@oregonmetro.gov. The website for the project can be found at <http://www.oregonmetro.gov/index.cfm/go/by.web/id=40400>, which also contains links to maps of the project.

July 4th Volunteer Meeting May 15th

by Linda Kitchin, OHHA President

Thank you to those of you who have so far volunteered to help with the July 4th celebrations. There will be a signup sheet at the May 5th Rec summer registrations for anyone else who would like to join in and help.

On May 15th there will be a meeting for all July 4th

volunteers. If you have signed up or would like to help, please join us at the Rec Center at 7 p.m. We will go through the plans for the day, as well as detail the volunteer positions that are available. We are especially looking for some coordinators to oversee parts of the day or to get

volunteers together to collect firework donations at the entrances.

We hope to see plenty of homeowners at the meeting because we can't make the day happen without a lot of help, even if it's only an hour of your time.

Summer at the Rec Ready to Launch

by Dave Busby, OHHA Director

"Weather" or not you believe it, summer is just around the corner! Oak Hills Recreation is rolling out the welcome mat for summer. Our Summer Rec booklet, delivered to you last month, is bursting with activities for all ages.

Registration opens Sat., May 5 from 10 a.m. - 3 p.m. at the Rec Center Gym. Come prepared with your Lot number or proof of residency, calendar, record of swimmer's last level passed, and cash or check. Only homeowners in good standing will be permitted to

register. Can't make the 5th? No worries...the Rec office will take registrations throughout the following weeks.

The pool opens Saturday, May 26 at 1:30 p.m.; and Friday, June 1, 5-7 p.m. is the kickoff potluck for the Oaks Club!

No Dogs Allowed on OH School Property

by Linda Kitchin, OHHA President

Many of you will have seen the new "No Dogs Allowed" signs behind the school. There has been an ongoing problem with people not cleaning up after their dogs and the resulting mess being tracked into the school. The Principal, Cheryl Hagseth has taken measures to try and solve this problem. Initially our own signs were removed and the school signs put on Oak Hills property. But after

talking with the Principal the signs were moved, the "Dogs on Leash" signs replaced, along with the bag dispenser boxes.

I believe the new placement of the "No Dogs Allowed" signs clearly shows that dogs should not be on the school field at anytime, but are allowed on leash on the Oak Hills footpaths. During the school day no one should be walking their dogs on

the school track behind the school and the Sheriff's Officer for the school will be monitoring the area along with Animal Control.

It is a shame that this measure had to be taken and I do understand that many of the dog walkers are from outside the neighborhood. But we, too, must be responsible dog owners wherever we are and keep our dogs on leash and clean up after them.

Oak Hills Recreation Updates

by Dave Busby, OHHA Director

The Rec Center gym will be closed April 16 - 27 during installation of the new backboards and floor surface. The events scheduled for Friday & Saturday, April 20 & 21 are still on. The lift will still be in the gym, but will be tucked into a corner.

New basketball back boards have arrived and will be installed the week of April 16. The floor will be done April 23-27.

Rec sign-ups are Saturday, May 5 from 10 a.m. - 3 p.m.

Westview Little League baseball started this past weekend.

There will be a Swim Team parent meeting Tuesday, June 5. Swim team begins Monday, June 18.

Summer Games begin Sun., June 17.

The pool will open during Memorial Day weekend as follows:

- May 26-28: 1:30-6 p.m.

- June 2-3: 9-10 a.m. & 1:30-6 p.m.

- June 14: Regular hours 1:30-8 p.m.

Doug Castagno earned two new American Red Cross certifications during the off-season. Now certified as a Life Guard and in Life Guard Management. Dave also earned the certification for Life Guard Management.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- March 7, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON MARCH 7th, 2012 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. David Busby, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director

ABSENT: Mrs. Elizabeth Chapin, Director

BY INVITATION: Mrs. Diane Wood, Community

Manager CMCA, AMS, PCAM, CAMP
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:05 pm by President Kitchin.

II. COMMENT FROM HOMEOWNERS

Homeowner Scott Wolf reported he will no longer manage the Neighborhood Watch program for Oak Hills. Wolf introduced homeowners Jason and Linda Bender who volunteered to assume the management of the program.

Homeowner Micki Sparr stated the minutes of the Board Meeting held on February 16, 2012 were not accurate as

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they included negative homeowner comments about The Oracle. Sparr also stated the minutes from the Board Meeting held on February 1, 2012 did not include her written statement. Sparr stated she had reported CMI Wood to the CMI corporate office as she found Wood is unprofessional and dishonest due to the lack of inclusion of Sparr's statement.

Homeowner Gad Dvir asked certain questions regarding locations of the traffic calming devices.

III. APPROVAL OF PREVIOUS MINUTES AGREED

Bourne moved to approve the minutes from the meeting held on February 16th, 2012. Motion seconded by Buchholz and carried with Welsh, Schnoor and Erzen abstaining vote.

IV. FINANCIAL REPORT – DAN SMITH, TREASURER

Treasurer Smith reported participants will be charged \$30.00 for use of a space in the Community Garden in 2012. The initial costs of construction of the amenity were recovered from the income previously collected from users. Consideration will be given to future user fees based on actual costs expensed by the Association to operate the amenity. The Drop Box program will continue again this year. The Board will review the amount to charge for the use of the Drop Box as the budget is based on user income.

V. COMMITTEE REPORTS

A. Internal Affairs – Brad Buchholz

- An exterior paint color that was not approved.
- Items stored in a yard that are not allowed.
- Parking violations of vehicles and a trailer.
- A second fine was issued against a pet owner.

B. Recreation – Dave Busby

- A schedule of movies are currently being shown with the next being Ice Age.
- The Recreation Book is in draft process. Schnoor will review the most cost effective source to print the Recreation Book.
- Bids are being solicited to obtain bids for recoating the pool deck, to replace the floors, install drains and repair plumbing in the bathrooms. Busby and Erzen will review the bids.

C. Special Events – Linda Kitchin

- The 4th of July planning has begun for Oak Hills. Bella Dvir volunteered to assist with the event. An article will be placed in the newsletter asking for volunteers.
- Other issues from the President:
 - The Oak Hills School has posted signs restricting dogs on certain areas of their grounds due to the tracking of pet litter into the school. The school principal requested the Association place an article in the newsletter explaining the reason for this restriction. The Board requested the principal

submit a letter for posting in the newsletter.

- Tualatin Hills Park and Recreation Department (THPRD) placed an oil drum for the collection of garbage behind the school during the off season. THPRD declined the President's offer to maintain the garbage can. The President recommended a garbage can be placed behind the school on Association property.
- Director Bourne, Mark Watson, Jerry Wood and President Kitchin represented the Association in a deposition regarding a recent lawsuit that was filed against the Association. The Association's insurance company, American Family is handling the defense on behalf of the Association.

D. Maintenance – Jim Erzen

- Planter hooks and a hydraulic door were installed to complete the fence project in the swimming pool area.
- The Drop Box will be opened the last weekend of April. Discussion followed regarding the amount to charge for users, how to manage the use, if new locks should be installed, etc. The Board of Directors will review the procedure at the March work party.
- In order to maintain areas of the grounds that have a tendency to hold water, the Maintenance Manager will apply gypsum to soak up the water.
- A bid in the amount of \$19,000.00 was received to refurbish the pool deck with Miracote and a bid of \$4,800.00 to replace the pool light. Additional bids will be solicited.
- Jen Miller, member of the Community Garden Committee reported \$30 will be charged for use of a bed. The Maintenance Manager will install wood chips and new soil to the beds. Smith stated that since it is an amenity for which its initial construction costs have been recovered; user fees could be applied toward the purchase of a park bench or picnic table for the garden area.

E. Communication – Michelle Schnoor

- Volunteers continue to support the Pearson family. Recent donations to the family were the construction of a deck and delivery of meals.
- Press release was drafted by Amy Barton regarding the rally to oppose the widening of Bethany Boulevard.
- Discussion followed regarding the location of the speed monitors. It was noted Washington County had selected the initial locations. Schnoor will speak to the County to obtain their recommendation for future locations as the Oak Hills has the ability to move the monitors (two).

F. Secretary – Sara Bourne

- Charlotte Awe donated \$1,000.00 for the purchase of a picnic table. Thanks will be expressed to Awe in the newsletter and the donation will be recognized by the placement of a plaque on the picnic table.
- Posted all relevant information on the website.

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G. Architectural Review – Joseph Welsh

- No ARC review requests were received, but a number of inquiries have been made regarding the process.
- An article will be placed in the newsletter outlining the application process.
- The Association Attorney has been consulted regarding the enforcement of violations that were incurred by former owners.

H. RV Lot – Linda Kitchin

- As Clean Water Services will install a drainage pipe in the RV parking lot in July, users will be required to remove their RVs for that project.
- The Lot will be graveled in the spring.
- Payments for user fees are current.
- Bids have been solicited for lighting.
- BPA had trimmed trees in the power corridor.
- Land Use Department of Washington County released plans for 2012 to include the Kaiser Road Design and bike planning.
- Jim Erzen will ask Washington County to address the separation of the turn lanes at the entrance of 153rd/Cornell as vehicles have been observed entering the Association property in the wrong lane.

I. Finance Committee

No report.

J. Mitigation – Linda Kitchin

In reference to the mitigation offered by Washington County in lieu of the widening of Bethany Boulevard, the County had contacted SHIPO and noted they are prepared to pay for the costs of the nomination process for the historical designation (estimated cost of \$15,000.00 - \$20,000.00); to install a new entrance sign; to install designated neighborhood signs on the top of the street signs; and to plant fifty (50) trees. The Board stated that rather than fifty (50) trees, fifteen (15) trees would be adequate and the difference in kind could be used for

other items.

K. Sidewalks – Sara Bourne

Discussion followed regarding the need for owners to repair their sidewalks. In an effort to encourage them to do so, the Association would contact vendors who may be interested in offering a bulk price to the owners.

L. RDR Committee Review

The Board will review the recommendations of the RDR Committee at the next Board Meeting.

VI. IMPROVEMENT FUND

It was noted the installation of RV Lot lights and mats under the swings will be reviewed for funding through the Improvement Fund.

VII. REMOVAL OF SAND FROM PLAYGROUND

Bourne is organizing a volunteer effort to remove the sand from under the swings in the playground.

VIII. REC CENTER GYM

MOTION

Director Busby moved to approve purchase of two backboards and needed materials for installation at a cost not to exceed \$1300 from the Capital Improvement Fund. Motion passed with unanimous approval.

MOTION

Director Bucholz moved to approve the lesser bid to resurface the Recreation Center gym floor as presented by Director Erzen. Motion passed with Directors Bucholz, Kitchin, Busby and Erzen in approval. Directors Smith, Bourne and Welch opposed.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35pm.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- March 20, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON MARCH 20th, 2012 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, FIRESIDE ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mr. David Busby, Director
Mr. Jim Erzen, Director
Mrs. Elizabeth Chapin, Director

ABSENT: Mrs. Michelle Schnoor, Director

Mr. Joe Welsh, Director
Mr. Brad Buchholz, Director

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:03 pm by President Kitchin.

II. DROP BOX

Drop box will be blocked off by a chain with combination lock entry. When purchasing the \$10 sticker residents will receive the 2012 Pass and code to combination lock.

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III. POOL

Director Erzen will instigate repair of the plumbing under all toilets in the Pool area restrooms. This should solve problems with standing water under the toilets.

IV. NEWSLETTER

Board discussed content for the April newsletter.

V. RDR REVIEW

Board and RDR Review Committees collaborated on the final recommended changes and RDR Review Committee response to Board decisions. There are a few topics the

Board will seek legal advice about before making a final decision. Directors Kitchin and Bourne and Committee Chair Myra Lee will meet with Attorney Kevin Harker of Vial Fotheringham.

NEXT STEP

Board will discuss advice from legal council at April Work Party Meeting.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:41pm.

Approved Minutes:

Oak Hills Home Owners Association Meeting -- April 4, 2012

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS' ASSOCIATION HELD ON APRIL 4TH, 2012 AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, MEETING ROOM, 2815 NW FOREST AVENUE, BEAVERTON, OREGON AT 7:00 PM.

PRESENT: Mrs. Linda Kitchin, President
Mr. Dan Smith, Vice President/Treasurer
Mrs. Sara Bourne, Secretary
Mrs. Elizabeth Chapin, Director
Mrs. Michelle Schnoor, Director
Mr. Brad Buchholz, Director
Mr. Jim Erzen, Director
Mr. Joe Welsh, Director

ABSENT: Mr. David Busby, Director

BY INVITATION: Mrs. Diane Wood, Community Manager CMCA, AMS, PCAM, CAMP
COMMUNITY MANAGEMENT, INC. AAMC

Owners as listed on the sign-in sheet.

I. CALL TO ORDER

The meeting was called to order at 7:12 pm by President Kitchin.

II. HOMEOWNER COMMENTS/ISSUES

Homeowner Darla Castagno reported she had met with the three original builders of Oak Hills - Wayne Remboldt, Bud Oringdolph and Ed Lilly so that she could gather information for the effort to qualify for designation to the National Register of Historic Places. She also spoke to Pastor Spaan, the original pastor of the Oak Hills Reformed Christian Church who had slides of the construction of the church.

Homeowner Micki Sparr again requested the Board apologize for including negative comments made about The Oracle in the Minutes of the Board Meeting held on February 16, 2012.

III. APPROVAL OF PREVIOUS MINUTES

AGREED

Bourne moved to approve the minutes from the meeting held on March 7th, 2012. Motion seconded and carried with Chapin abstaining. The Board of Directors will send a final copy to CMI for archiving.

Bourne moved to approve the minutes from the meeting held on March 20th, 2012. Motion seconded and carried with Schnoor, Welsh and Buchholz abstaining. The Board of Directors will send a final copy to CMI for archiving.

IV. FINANCIAL REPORT

- Treasurer Smith reported that expenses are within budget and Currie and McClain have filed taxes for the fiscal year ending September 30, 2011 and have completed the Annual Review.
- CMI Wood presented the Vial Fotheringham collection report dated April 2, 2012 to Kitchin.

AGREED

Smith and CMI Wood will schedule Currie and McClain to attend a future Board Meeting to present the Annual Finance Review.

V. COMMITTEE REPORTS

A. Architectural Review – Joseph Welsh

Received a number of architectural applications for fencing, landscaping, etc.

B. RV Lot/External Affairs – Elizabeth Chapin

- Parking assignments have been modified based on sizes of vehicles.
- A moratorium on the use of tents has been put in place as they hinder until a protocol can be put in place to address the maintenance of tents.
- The new pricing system (per foot of space rather than by parking space) has been beneficial as the spaces can be adjusted to accommodate the size of the vehicles with less concern about maintaining the billable number of spaces. The lot was recently graveled by the Maintenance Department.

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- The 2020 Transportation Plan is in the process of being updated to the 2035 Transportation Plan. So that Oak Hills has a better opportunity to act proactively during the planning process, Chapin requested that an owner volunteer to stay abreast of the process, or develop and maintain a dialogue with CPO 7 on this topic, as Chapin cannot make the time commitment to do so.

C. Maintenance – Jim Erzen (see attached report)

- A second part-time employee (re-hire) was hired for seasonal labor in the Maintenance Department.
- Wood chips have been spread in the play area.

D. Secretary– Sara Bourne

- Recreation book is on the Oak Hills website. Events page will be updated soon.
- Bourne addressed the requests from Mrs. Sparr. No motion was made to amend the Minutes of Feb 16, 2012.

E. Special Events – Linda Kitchin

- The Easter Egg Hunt is planned.
- The 4th of July planning is underway. Kitchin needs additional volunteers and will place an invitation on the Oak Hills face book page.
- Rich Reed, a surgical nurse at OHSU has requested approval to hold a 5K Fun Run in Oak Hills. It was discussed that the roads are public and Reed can obtain a permit and proceed with his project without the approval of the Association.

AGREED

- The Board supported the concept of the 5K Fun Run and offered to make the Recreation Center available for their use.
- Gratitude will be expressed to Mr. Hoxie and Mr. Beyer who planned the St. Patrick's Day Event.

F. Internal Affairs – Brad Buchholz

Non-compliance issues include paint condition and a motor home.

VI. FINANCE COMMITTEE

Treasurer Smith reported the Finance Committee will meet soon. Discussion followed regarding the adoption of a policy to address the solicitation of triple bids and a spending limit that would require pre-approval.

AGREED

It was agreed a protocol will be reviewed at the next meeting.

VII. RDR REVIEW RECOMMENDATIONS

Kitchin, Bourne and RDR Review Chair, Myra Lee met with Kevin Harker, Vial Fotheringham to obtain legal perspective on a few final topics relative to the RDR report. Mr. Harker advised those issues and Bourne will prepare a summary for the Board of his recommendations.

AGREED

At the next Board Meeting the Board will need to make any final RDR Recommendation decisions and select an attorney to complete the RDR Review process.

VIII. MITIGATION

Kitchin will meet with Washington County next week to continue negotiations of the proposed mitigation between Washington County and Oak Hills. Still under discussion is the offer of trees and addition of lighting.

IX. SPEED DISPLAY SIGNS

An owner requested an explanation of the process used to determine the placement of the speed display signs, specifically regarding a new anchor being placed on Forest Avenue. Schnoor stated decisions are made based on a variety of factors, including traffic studies, and in collaboration with Washington County. The decision has been made to place an anchor on the east-side of Forest, facing drivers headed North on Forest, coming off of 153rd Avenue. Another speed display anchor will be placed on the east-side of 153rd Avenue, facing drivers heading North, as they head into Oak Hills, with the attempt of slowing down drivers prior to the homes along 153rd, and the entrance to the Maintenance Yard, RV Lot and Community Garden.

X. IMPROVEMENT FUND – RV LOT LIGHTS

Director Chapin requested the Board hold a minimum of \$2,150.00 of the Improvement Fund for the installation of the RV Lot lighting. Bids have been obtained to install lights on the top of the Maintenance Building and an automatic light at the entry ranging in cost from \$1,650.00 to \$3,600.00. Discussion followed regarding the addition of a camera.

AGREED

Welsh moved to dedicate \$2,150.00 of the Improvement Fund for the RV lighting project. The motion was seconded and carried without objection.

XI. ANNUAL MEETING (SEE ATTACHED)

CMI Wood presented a summary of the Annual Meeting letter as attached. Discussion followed regarding the use of an Absentee Ballot. Kitchin reported the Association Attorney had stated it could not be done at this time.

AGREED

The notice format as presented was approved for mailing on April 16th.

XII. INSTALLATION OF SWIM POOL LIFT (SEE ATTACHED)

CMI Wood presented a summary of information relative to the requirement of the installation of a handicap swim pool lift.

XIII. RESERVE FUND – SWIMMING POOL RESURFACE

Erzen moved to proceed with re-surfacing of the pool area, including the pool lights to code, new anchors to the starting blocks and updated plumbing at the pool at a cost not to exceed the Reserve Fund budget of \$27,317. Motion was seconded and passed with unanimous support.

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AGREED

All projects will be complete in time for Pool Opening Memorial Day Weekend. Erzen will inquire about cost to coat the sidewalls, and will continue to project to update plumbing in the restrooms.

XIV. ANNUAL MEETING

The Board discussed format for the Annual Meeting and required next steps. Board would like the main event to be a presentation of the RDR Review Process and coering the Town Halls to be held this summer.

AGREED

Director Kitchin will send any new Board Member nominees, and main event information to CMI Wood by the Friday April 13, 2012.

XV. IMPROVEMENT FUND – CHARITABLE CONTRIBUTION / TABLES

Director Bourne moved to accept the generous donation of \$1000 from Charlotte Awe for a new adult picnic table and child picnic table at the playground, and add the balance \$624 from the Improvement Fund to complete the order. Motion was seconded and passed with unanimous consent.

AGREED

The Board thanks Mrs. Awe for the thoughtful contribution and will work to have the tables installed by Memorial Day.

XVI. IMPROVEMENT FUND – SIGN REPLACEMENT

Director Bourne presented a list of signs on Association property that have been vandalized and need replacement, and proposed updating the other remaining signs in the neighborhood for consistency and better appearance.

AGREED

Director Kitchin will include signage in the Bethany mitigation negotiations.

XVII. FURTHER COMMENTS/ISSUES FROM HOMEOWNERS

Mrs. Sparr asked when the Board came to a decision about the Minutes of February 16, 2012. Board responded that a Director would need to make a motion to amend in order to make an official decision. No such motion was made.

XVIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:57pm

Oak Hills Home Owners Association Board of Directors

Linda Kitchin President		2465 NW 145th Avenue 503-466-2149	linda@kitchinonline.com
Dan Smith Vice President/Treasurer		2845 NW 154th Avenue 503-690-7597	dan@comsmiths.com
Sara Elizalde Bourne Secretary	Website	503-789-2048	saraebourne@gmail.com
Brad Buchholz Director	Internal Affairs	15200 NW Perimeter Drive 503-533-5765	buchholz.brad@gmail.com
Dave Busby Director	Recreation	3010 NW 151st Place 971-244-3288	buzzb1955@gmail.com
Elizabeth Chapin Director	Urban Liaison & RV Lot	503-533-5403	chapin99@gmail.com
Jim Erzen Director	Maintenance	15368 NW Wooded Way 503-758-3847	jim.erzen@us.army.mil
Michelle Schnoor Director	Community Relations	503-758-8306	anothermichelle@gmail.com
Joe Welsh Director	Architectural Review	503-729-8622	joseph.t.welsh@gmail.com

Want to know more? Your source for all things Oak Hills related: www.oak-hills.net