Oak Hills

Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

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SIXTH POOL LANE SOUGHT BY GROUP OF HOMEOWNERS

BY JIM MEYER, OHHA PRESIDENT

At the February 2016 monthly meeting, the OHHA board voted to retain the five lane pool design, and not commit $40,000 of contingency funds to add the sixth lane, to help stay within the $4.225M budget. There were some in the Oak Hills community very disappointed with this decision, and they organized an independent effort to raise funds to potentially enable the sixth lane. Negotiations at the April board meeting resulted in an agreement that if the group raised $60,000 in voluntary pledges by Apr. 18, then converted at least 90% of these pledges to funds on deposit at CMI by May 10, the board would use the funds to upgrade the pool to six lanes. The pledge target for the sixth lane versus the February budget number reflects costs to update designs, resubmit permits, plus material cost differences and "general conditions" for six lanes as opposed to five. Deadlines were unavoidably tight, as we need to keep the project moving forward.

Shortly before press time, we learned pledges for the sixth lane have fallen short of the target. Thus, the Rec Center project will continue to move forward with the original five lane pool design. We appreciate the passion and positive energy displayed by the sixth lane volunteer group. We all care deeply about Oak Hills, and want the best possible outcome for the Recreation Center renovation project for the entire community.

With the pool finalized at five lanes, and multiple permits currently in review, the Rec Center design has been effectively "frozen." Any changes requiring design and permit updates will be avoided if at all possible, due to budget and schedule risks. Please attend the Oak Hills Annual Meeting on May 10 for an update on Rec Center renovation progress and plans.

REC CENTER PROJECT UPDATE

BY THE OAK HILLS BUILDING COMMITTEE

It is nearing a very exciting time in the development of the new Rec Center. There are a few permits to obtain, and if they are issued without concerns we will see some visible activity very shortly at the Rec Center. Clean Water Services is due to issue an erosion control permit at the end of April. With that permit we can immediately move to get a demolition permit. The demolition process should take about three weeks. During this time we are hopeful to get the Washington County building permit completed in time for actual construction to begin in late May. This will be the last time to visit the Rec Center in its old form. Please make any last visits to the site before the fence goes up. We are projecting the fence will seal off the parking lot and the playground for some if not all of the construction time. We are on track for a Grand Opening in early 2017.

The project continues to project under the $4,225M in cost approved by the Special Assessment Resolution last summer. There

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OHHA ANNUAL MEETING

Tues., May 10 at 7 p.m.
Oak Hills Church
More info on Pages 2 & 3

SAVE THE DATE: OHHA ANNUAL MEETING MAY 10

BY JIM MEYER, OHHA PRESIDENT

The annual meeting of the Oak Hills Home Owner Association (OHHA) will be held May 10 at 7 p.m. in the Oak Hills Community Church. Please watch your mailbox for official notification. In addition to elections for three director positions, and a vote on the proposed Transfer Fee, the Building Committee will provide the latest updates on our Rec Center renovation project.

Looking further into the future, a roadmap discussion will solicit homeowner feedback on the direction Oak Hills should take over the next 5, 10, 20 years (see article on Page 3). Data from this "report card" will be shared in summary format over the summer. While the results are non-binding, this information will be used to help set OHHA direction and priorities.

Draft 2016 Annual Meeting Agenda:

I. Call to order
II. Proof of notice of meeting
III. Reading of minutes of preceding meeting (from May 12, 2015)
IV. Reports of officers
V. Selection of elections inspectors
VI. Election
    A. Three Directors
VII. New Business
    A. Tax Resolution 70-604
    B. Discussion of Future Transfer Fee Vote
VIII. Rec Center Update - Building Committee/David Boyd
IX. Oak Hills Roadmap - Jim Meyer
X. Adjournment

ROAD MAP FOR ANNUAL MEETING DISCUSSIONS

BY JIM MEYER, OHHA PRESIDENT

1. Rec Center Renovation – follow through to successful project completion
2. Update and Document OHHA policies
    a. Guidelines: update, use 2001 booklet as template, review, then post on OHHA web
    b. Compliance: revisit Courtesy Checklist mid-2016 – goals: "effective and compassionate"
    c. ARB: document workflows, CCRs/criteria, photo examples, post on-line, use feedback
    d. Personnel: Update Employee Handbook: HR policies, code of conduct, incident reporting systems, guidelines for behaviorally challenged individuals, safety, training…
    e. Recreation – document and post facility rental policies, revisit pool, tennis fees, review release form legal language (Community Garden: done)
    f. Financial Management: create strategic budgeting roadmaps for operations and reserves (avoid surprises), update "3 bid rule" (done)
    g. Board Culture, Guidelines, Reference – compile a handbook for future OHHA Directors
3. Improve OHHA business processes, CMI and V-F relationships
    a. Update voting to secure online + vote-by-mail (vs. paper ballot + proxy)
    b. Communications: promote opt-in for electronic delivery of newsletters and ballots
    c. Employee payroll cycle transition to bi-weekly (done)
    d. Expense management: e-receipt reporting system (in progress)
    e. Work with CMI to effectively resolve repeated problems
4. Cost-effective Maintenance
    a. Improve labor efficiency: install soccer field irrigation, plus irrigation timers along 153rd
    b. Improve labor efficiency: Install solid edging, concrete under benches to reduce trimming
    c. Reduce capital equipment replacement costs (reduce demand on reserve funds) - extend service life, rent seldom-used tools, contract for appropriate work+tools
5. Improve Oak Hills neighborliness
    a. Keep Monthly Board Meetings under 2 hours
    b. Communicate and engage homeowners through newsletters, OHHA web and Facebook
    c. Promote volunteer opportunities: neighbors-in-need, green space projects, Scouts, etc.

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HOMEOWNERS WILL VOTE ON TRANSFER FEE

BY BOB ERICKSON, OHHA TREASURER

To assure adequate funding for the repair, maintenance, replacement and additions to common areas and facilities of Oak Hills, the Board of Directors will put before all homeowners to vote for an Amendment to our Covenants, Conditions & Restrictions (CC&Rs) to establish a Transfer Fee. As outlined in the April OHHA Newsletter, the Transfer Fee will be payable by the buyer at the time of a sale, conveyance or transfer of a Lot. The amount of the Transfer Fee is variable, but it shall not exceed one-half of one percent of the sale price of the home. Below is the proposal for the Transfer Fee.

It is proposed that a new Section (g) of Article IX is added to the Declaration containing the following language:

(g) Transfer Fee.

(1) Purpose. In order to assure adequate funding for the repair, maintenance, replacement and additions to common areas and facilities of Oak Hills, each Lot in Oak Hills shall be subject to a transfer fee to be paid by purchaser of the Lot ("Transfer Fee").

(2) Amount of Transfer Fee. The Transfer Fee shall be set and adjusted by the Board of Directors from time to time, but in no event shall the Transfer Fee exceed one-half of one percent (0.5%) of the sale price of the Lot.

(3) Due Date. The Transfer Fee shall be due and payable in the event of a sale, conveyance or transfer of a Lot, based on the date of recordation of any instrument which transfers legal title of the Lot. The Transfer Fee shall be the personal obligation of the purchaser, and shall be a lien against the Lot as more fully provided in this Declaration and the Bylaws.

(4) Automatic Exemptions. The following events shall not cause the Lot to be subject to the Transfer Fee:

(A) The granting of a mortgage, trust deed, lien or other security interest on a Lot;

(B) A lease on or rental of a Lot;

(C) Acquisition by foreclosure of a security interest, whether judicially or non-judicially, of a Lot; and

(D) Acquisition by a deed in lieu of foreclosure of a Lot.

(5) Application for exemptions. In addition to the exemptions in Subsection (4) above, an owner may submit a written application to the Board of Directors to obtain an exemption from the Transfer Fee for the following reasons:

(A) Any transfer made, without consideration, for estate planning purposes, including without limitation transfer to a revocable living trust;

(B) Any transfer made solely as a gift;

(C) Any transfer to beneficiaries of an estate or revocable trust; or

(D) Any acquisition of a Lot made within six (6) months following another transfer of the same Lot.

(6) Use of Transfer Fees. The Transfer Fee shall be used solely for budgeted or emergency repair, maintenance or replacement of Common Areas and Facilities.

For the past several years, our Replacement Reserve fund has ranged from about $230,000 to about $300,000. According to our last Replacement Reserve study completed October 2014, we had about 29% of funds on hand needed to replace or repair all 91 items listed in this study. According to industry standards, this is at the low end of what is recommended for homeowner associations to maintain in their Replacement Reserve fund. At the Boards last monthly meeting, it unanimously approved the withdrawal of up to $100,000 to undertake necessary landscaping/hardscaping at the new Community Center that were not included in the proposal voted on last summer. Using these funds at this time is prudent and the areas to be replaced are included in our existing Reserve Study. There are also several potential repair and replacement projects forecast for the next five years. These include replacement of the iconic Oak Hills entrance sign, tennis courts, new sprinkler system, sidewalk repairs, and on and on.

The Associations votes to add in excess of $50,000 each year from our operating budget to our Replacement Reserve fund. But it appears that we need to add more to keep up with the necessary repair and replacement projects to ensure our neighborhood is safe and looks its best. The Transfer Fee is the method recommended by the Board of Directors.

The method of voting will be a combination of electronic and vote by mail, just like we did when we voted on our new Community Center. More than 75% of all Oak Hills homeowners must approve the amendment to our CC&Rs.

Rec Center Project Update

continued from Page 1

was an additional $100,000 approved from Reserves to address some areas that were removed from the project, as they were already funded by the Reserves. Some landscaping (hard surface areas) north of the pool and some irrigation south of the pool are now to be included with the project. Including them in the project is a more cost effective way to address these areas. We could temporarily save money by not addressing them, but they would eventually need to be considered for repair.

PGE is getting prepared to move the transformer that supplies electricity to the Rec Center site. To do this, the transformer will be de-energized (all power cut) for a few days to a few weeks. PGE claims no homes will lose power, but lights to the Rec Center and surrounding parking lot and paths will likely be dark for that time period. PGE has not set a date, but it is estimated to be late April.

We are currently looking for someone to help archive photos of the project. If anyone is interested in compiling photos before, during and after construction please contact a Building Committee member.

At the upcoming Annual Meeting, we will have the most current renderings available to view (the same ones that were at the Mar. 9 presentation). The Building Committee has worked hard for over a year to find the best compromises of cost and amenities. We are very excited to have some visible sign of our progress. Thank you to the whole community for the overwhelming support and excitement during this time, as well as some great patience.

REC CENTER PROJECT FAQ'S

Q: ***Who has access to the money from the loan and can we make interest on it before we pay our contractor?***

A: The funds from our loan were put into a controlled disbursement account controlled by Mutual of Omaha. To access these funds, Oak Hills has to submit invoices that Mutual of Omaha reviews against our projected budget. Once approved, the funds are transferred to an Oak Hills account and payments are sent to the vendor that produced the invoice. CMI produces a check that matches the invoice. No Oak Hills board member has access to these funds, but a finance committee consisting of David Boyd, Robert Erickson and Jim Meyer reviews all invoices sent to Mutual of Omaha and CMI. Oak Hills did make a very small amount of interest on prepaid assessments, but we have currently sent all prepayments to Mutual of Omaha to reduce the principal of our loan.

Q: ***Are new water fountains included?***

A: There are four water fountains included in the project. One inside the new gym, one on the outside of the community room's south wall, one at the pool deck near the locker room entrance, and one on the north wall of the pool house that is on the level with the picnic area.

Q: ***How will we be able to have the 4th of July festivities at the new facilities?***

A: There are many new features at the new facility that will provide flexibility to host July 4th activities either very similar to past years or we can create new visions. We do know there will not be as many problems with providing electricity, so the use of crock pots (or similar) and band equipment won't be as difficult as in past years. The kitchen area can be used, but it is not large enough for catering an event like the 4th of July.

Q: ***Is there a proposed layout of the community room?***

A: Please see the renderings on the Oak Hills website for some views of the community room. The location of the kitchen area in the northwest corner is set, but the position of furniture and game tables is not yet set. The layout will be able to change over time, as community patterns and needs are discovered.

Q: ***Will we be able to have monthly board meetings at the new facilities?***

A: The meeting room in the gym would be similar in size to the meeting room that is used most frequently for board meetings and would be able to host a meeting. If a larger audience is observed, the meeting could be moved to the community room or even the gymnasium. We could still meet at the church, if desired.

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RECREATION ROUND-UP

JULY 4TH
Events will be as close to normal as possible. WE NEED VOLUNTEERS! Please sign up at the Annual Meeting on May 10, at Summer Registration on May 7 (see below), or by emailing *oakhills4thofjuly@gmail.com*.

SUMMER 2016 REGISTRATION DAY
- Sat., May 7
- 10 a.m. – 12 p.m. and 5 – 7 p.m.
- Next to the tennis courts

If you miss this day, please email *oakhillsrec@gmail.com* to set up a time to pick up a drop box sticker, acquire a tennis key or register for tennis camp.

TENNIS CAMPS (TWO SESSIONS)
Session Dates:
July 5 – 15
August 1 – 11

Times (both sessions)
- 8:30 a.m. - 10:30 a.m.: ages 10 years and younger
- 10:30 a.m. - 12:30 p.m.: ages 11 years and older

Price Per Session
$100 for homeowners
$125 for non-homeowners

SWIM TEAM
We are not offering an Oak Hills Swim Team this season, but we do have a great swim team option thanks to a partnership with Bethany Athletic Club. They have agreed to start a summer swim league this summer for us! Thank you to Bethany Athletic Club for hosting our swim team for the summer. Even better, Coach Morgan will be one of the coaches!!

For swim team only, please contact Nick Benvenuti at *Nick@BethanyAthleticClub.com.*

The first day of practice will be Mon., Jun. 20, and the season runs through the championship meet, which we believe will be Aug. 13 (at this point we are still waiting for official, firm dates).

Practice times for groups are listed by age, but swimmers will be placed into groups by ability.
- 8 and under: 7 – 7:45 a.m.
- 9-10 years: 7:45 – 8:45 a.m.
- 11-12 years: 10:15 – 11:15 a.m.
- 13 and over: 11:15 a.m. – 12:15 p.m.

Price includes one-hour practices five days per week, and attendance at all five swim meets.
- $200 for members of BAC
- $250 for non-members of BAC

Your Oak Hills Rec staff and the Bethany Athletic Club are all excited to be offering this community partnership program!

Rec Center Project FAQ's *continued from Page 4*

Q: *Will we be able to have the annual meeting at the new facilities?*

A: We could have the annual meeting in our new gymnasium if we purchase enough seating for the event. We can still meet at the church, if desired.

Q: *Will the Holiday Bazaar be able to continue with the new facilities?*

A: The new gym and the community room can both house vendors for the bazaar. The current construction timetable has a completion time estimated close to December 1st, a delay could jeopardize the availability of the new facilities for 2016.

Q: *What are we doing with all the money from the homeowners that prepaid in full?*

A: Over 160 houses have paid in full. In March, that money was used to reduce the principal of the loan and then the loan was re-amortized. The delinquency rate was monitored before sending the prepayments to Mutual of Omaha, making sure we had enough to meet the monthly obligations to the bank. The loan was structured in a manner where we were being charged interest on the full $4,225,000 from day one of the loan. It is most prudent to use the prepayments toward the loan principal.

OHHA BOARD CANDIDATE STATEMENTS

ERIC RAMM

My family and I have lived in Oak Hills for the past 10 years, albeit in 3 different houses during that time. We have gone through house renovations, market ups and downs, and yet still cannot think of a better neighborhood in which to raise our 2 children. We love this neighborhood for many reasons and I would like to give back and serve the neighborhood as a director on the HOA board.

I grew up in southern California and moved to Oregon with my family when I was 16 and have been a Northwesterner ever since. I attended Linfield College, graduating with a degree in Economics and Political Science and have also earned an MBA from Portland State University.

I have worked in the insurance industry my entire career, in both Underwriting and Claims. This has allowed me to develop skills in both evaluating information and making decisions based on those evaluations. This is a key aspect of serving on the Board and I know that I can be an asset to the Board and the whole neighborhood in that capacity.

During my career, I have supervised teams that handled liability, medical and property claims as well as serving as a Catastrophe Claims Team Leader for Farmers Insurance where I led responses to large disasters including the Nisqually Earthquake in Seattle, tornadoes in Moore, Oklahoma, as well as hurricanes Isabel, Ivan, Ike, and Superstorm Sandy. Dealing with large disasters like these allowed me to meet and interact with people at perhaps the lowest point in their lives and provide them with guidance, reassurance, and hope.

Currently I work for Citycounty Insurance Services, CIS, where I manage claims for local governments here in Oregon. I have also been involved in the community through coaching both T Ball and Soccer as well as serving as the President of a local chapter of Toastmasters International.

I would welcome the opportunity to play a role in shaping the future of our neighborhood while not completely letting go of the values that make this a great place to live.

LINDA MARSHALL

I am running for re-election to the Oak Hills Board because I love Oak Hills. My husband, Charles, and I have lived in this wonderful community for 45 years. In the 70s, I served on the Board as Secretary and Recreation Director. During my current iteration of Board service, I've been Secretary, External Affairs Director, and, for the past two years, Internal Affairs and Compliance Director. In addition, I've served on the committee that is coordinating the recreation center renovation, and I'm eager to follow this challenging project through to a successful completion. I respectfully request your vote so that I may continue to contribute to Oak Hills' remaining a unique place to live and an exceptional place to rear a family.

TERRI DANOWSKI

My name is Terri Danowski and I'd like to join the OHHA Board to give back to the community that my family and I have called 'Home' for the last 14 years. I believe this neighborhood is unique in its design, its homeowners, and the events and activities offered by our Rec Center. My husband Tom and I are both engineers; we met at Intel a few decades ago. I am a Program Manager for a medium size engineering company, performing both technical project management and business management services. Back when our family was growing, we looked for the 'right house' for 2 years before discovering Oak Hills and finding a 'fixer-upper" which we remodeled into our home. We have raised our 3 boys in Oak Hills. We love our neighbors and our neighborhood, and we want the best for each. I'd like to join the Board for the following reasons:

- to contribute to the ongoing work of managing the Renovation / Rebuilding of our community property,
- to provide input guiding the decisions of the Architectural Review Board, and
- to lend a helping hand in organizing some of the events we sponsor.

I will utilize my crisp decision making, my communication skills, and my organizational skills in addressing the many topics and issues which come before the Board. I'd appreciate your vote!

SHEILA BREWER

I am Sheila Brewer, and have had the pleasure of serving the Oak Hills community for the last three years as your Board Director of Recreation. I am asking for your vote to continue to serve.

Before serving on the board, beginning in 2004, I helped develop Rec liability and behavior policies and procedures, helped institute liability releases, and helped to more professionally organize the swim team structure and systems. Since my time as your Recreation Director, I have focused on bringing technology, financial tracking,

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Board Candidate Statements *continued from Page 6*

customer database, online registration, and better email functionality to our recreation systems. We began taking debit and credit cards during my term. We have been testing a rental policy with a procedure process that better defines parameters concerning rentals. One of the important jobs we have been working on is staff management, communication guidelines, and reviews. Although we are almost "there," a significant amount of work in all of these areas still needed.

Nearly two years ago I joined the team of homeowners and professionals as a Building Committee member, to help bring forward a plan that could achieve a passing vote for a new Rec Center. For the last year I have done my small part, focused on the function of the new Rec Center, as we settle on a final design. Although it is a very significant amount of time, I think it would be irresponsible for me not to offer to stay and see this thorough.

I would like to stay on the board, and on the Building Committee, to get us through the construction, the set up, and the transition of all of the Rec programs in the new space. As I contemplated stepping down, I could only think "my work is not quite done." So if you trust I will do my best to complete this process, I am happy to stay and am honored by your vote of confidence.

DRAFT BOARD MEETING MINUTES -- Mar. 9, 2016

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON MARCH 9, 2016 AT 7:00 PM IN THE MEETING ROOM OF THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Jim Meyer, President
Linda Marshall, Secretary, Compliance
Bob Erickson, Treasurer, ARB
David Boyd, Director, RV Lot
Sheila Brewer, Director, Recreation
Sara Bourne, Vice-President, Building Committee

ABSENT: Todd Cooper, Director, Maintenance
Tony Davis, Director, ARB
Sarah Gauntt, Director, Communication

BY INVITATION:
Tom La Voie, Community Manager CMCA, CAMP
COMMUNITY MANAGEMENT, INC. AAMC
Paul Kinley, **Opsis**
Mack Thames, **contractor**

OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET

I. CALL TO ORDER
The meeting was called to order at 7:07 PM by President Jim Meyer, and a quorum of the Board was certified. Meyer reviewed the agenda.

II. COMMUNITY ANNOUNCEMENTS
A pair of trifocal glasses were found near Perimeter and Perimeter Place. A notice will be placed on the website.

III. CONSTRUCTION UPDATE
Boyd announced that demolition is set to start in April and construction will begin in May.

LAND USE PERMIT
The land use approval last week had a couple of hurdles. The permit was applied for yesterday and Opsis presented the final design today. We appreciate working with Kinley and Opsis, they are a great group to work with and they see the vision. Mack Thames is also wearing two hats as the contractor and a homeowner. Thames is valuable as he has save the Association untold amounts of money.

BUILDING COMMITTEE
Thank you to the building committee. Thank you specifically to homeowners Doug Castagno and Micki Sparr. And thank you to Jim Meyer and Bob Erickson.

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Draft Minutes -- March 9, 2016 *continued from Page 7*

There will be a question and answer period after the meeting is adjourned.

DESIGN

Paul Kinley stated that the design process is the first step with the completion of the permit. The construction documents have arrived at a landmark. Building is ready, the permits will take four to six weeks. The county has to review the documents and will have comments that need to have clarification. The project has come a long way, with everyone's hopes and dreams. From the beginning tasked to understand the architecture that exists in Oak Hills with the mid-century modern aesthetic that the current rec center exhibits. Opsis is providing a project that is keeping with the flavor of Oak Hills, and that the new buildings will look like they have been here all along.

REVIEW OF ELEMENTS

Campus concept a group of buildings that together relate to the surrounding site, existing gym which will become the community room. Which will perform in many different ways, a place of rest and relaxation, soft seating, play cards, prepare meals, cooking events, room to gather and participate, rest rooms, and storage space interior and exterior. Exterior storage space for barbecue and furniture. The community room will support outdoor activities with windows and doors that allow movement outside easily to the south, east, and north. This will be a building that has transparency and invitation, blurs the line between interior and exterior, creates a sense of activity, and passersby will know that there is activity in the evenings.

The new gymnasium will be a multipurpose gym. A half court high school gym with baskets on three sides, and floors that could be striped in a variety of ways. The current gym is in use every night of the week. The new facility will support that level of participation. There will be meeting room in the gym as well for birthday parties, and small board meetings. There will also be space in the gym for the rec office, rec storage, and other storage as well. There will be a hallway that will allow entry to the gym from the north and the east.

The pool house will be a combination of two buildings in one. With men and women locker rooms, be fully ADA compliant, have a hallway from the main pool area with a pair of family rest rooms, and an aquatics office. The windows and offices are located in such a way that the staff can look out over the project from any building. Operation costs include staffing, and the buildings are located in such a way that the design supports staff overseeing the property. Pools have a lot of equipment, pumps, filters, and plumbing will be located on the lower level with a loading zone. There will be storage on the main pool level.

The pool deck design has been through a lot, but is back to where it started. With a five lane 25 yard pool with a panhandle that has stairs in the shallow end. With plenty of fool deck space for lounging and observation. The wading pool goes from zero to two and a half feet deep. Fencing will secure the pool. Entry to the pool is next to the aquatics office. ADA entrance by way of a ramp also at the aquatics office. Entry also into the locker rooms by the aquatics office as well.

Parking remains on the south, and north sides. There has been a lot of design study on the areas north of the pool with the gas fire pit and basketball court being the two main areas of discussion. The south edge of the pool is further down the hill on the south side, but lots of grass area remains to welcome visitors coming from the south. Entry from the north allows entry into the new community room or to the aquatics center and gym, which are on the same level. From the south there are three sections of stairs to ease the load a bit. From the east there is the lower level loading dock, which will allow delivery of chemicals to the pool house.

Upper observation desk which is four feet above the pool deck, with benches overlooking the pool deck.

Views of elevations, and a solar shield to keep the temperature and the glare down.

There is space between the pool house and equipment provides views to the east and breaks up the solidity of the buildings on the east end.

The mezzanine above the kitchen in the community room will house the HVAC equipment as well as some seasonal storage. The kitchen will have a fridge and a range, sink, and dish washer.

The tennis courts will not be effected by the project.

The colors in the slide show are closer to reality than in the printed pictures. The wood finishes will be sealed. The sun screen will be a mahogany product that is sustainably sourced, is finished and maintenance is much easier than other wood products, with annual maintenance. The sun shade is a series of panels that are vertical and horizontal. Someone asked if the panels could be made out of artificial wood to eliminate the need to maintain it. Kinley stated that the choice of wood was balanced with the ease of construction, ease of repair, and ease of maintenance while being consistent with the aesthetic of the neighborhood. Brewer added that extruded aluminum was expansive and did not come in the natural colors. Thames stated that whatever the materials are there will be a maintenance schedule with costs.

The benches will be affixed to the ground.

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A homeowner asked if the pool building will be retrofitted for a terrace. Thames stated that no it will not be.

A homeowner asked if the concrete will be finished or aggregate. Thames stated that the concrete will not be an exposed aggregate, but will be a broomed finish.

Landscaping will be native or adaptive plants which are situated to the environment and the climate. Boyd answered the landscaping question. All areas north of the community room have been removed from the project. Two options, do nothing, or pay for the landscaping out of the reserve fund. Most of what had been eliminated in hardscape, barbecue, basketball court, and the south area has reseeding but no irrigation. Will propose to use the reserve funds to bring this landscaping into the project while the demo and construction is on site to address these areas.

The playground will not be included in the project, but will be able to address it in the near future if not the immediate future.

The project has shrunk but the price tag has stayed the same. Not one element that caused it, a structural element in the gym, permit fees and land use fees, and the estimate was off by $500,000.00 for everything that was wanted. David will identify the items that were cut and the price tags, more for posterity than for anything else.

A homeowner stated that she is alarmed as Boyd had mentioned $75,000.00 and that is $100,000.00. Boyd stated that Erickson proposed the addition of the irrigation bumped it to $100,000.00. The homeowner is adamant that this was not discussed, and LaVoie thinks that the meeting minutes will prove otherwise.

A homeowner asked where is the list of items that will be cut from the project if the expenses run over. Boyd stated that items that could be eliminated include cutting the wading pool, or not retrofit the current gym it depends on when the unexpected expenses occur in the project. Boyd stated the project has a number of moving pieces. If you had to cut $425,000.00 right now, the contingency is $183,000.00 and a $40,000.00 pool rebate from the ETO.

WRAP UP

Kinley, thanks to the association for inviting them to participate in the project. All projects have surprises, but there has been so much due diligence in the planning. The project that was envisioned is intact, even though some surprises in expenses. A lot more in the project than could have been expected and the costs of the project is lock in even though the industry is booming and prices are rising.

VIII. ADJOURNMENT

AGREED: With no further business before the board, the meeting was adjourned at 8:40 pm.

DRAFT

Road Map *continued from Page 2*

d. Host parties, events, and activities for all ages - especially intergenerational

6. Long range planning: what should Oak Hills look like in 10, 20, 50 years?
   a. Hazardous tree removal funding through reserves (done)
   b. Fix hazardous sidewalks for safety and accessibility (budget-limited rate vs. liability?)
   c. Master landscaping plan – strategic tree planting, etc. (Volunteer committee?)
   d. Resolve chronic greenspace drainage and water management problems
   e. Strategic External Affairs engagement – CPO7, Beaverton, Washington County, Metro
      I. With renovated Rec Center, our goal is to postpone THPRD annexation "forever"
      II. Effective self-management as best path to postpone Beaverton annexation, but…
      III. Engage in any annexation discussion early to ensure best interests of Oak Hills
      IV. Historic District – local Architecture review for self-determination, vs. overlay?
      V. Westside Trail – get a seat at the table to manage impacts for Oak Hills
   f. Consider part-time on-site administrator (Compliance, ARB, Rec passes, tags, etc.)
   e.

DRAFT BOARD MEETING MINUTES -- Apr. 6, 2016

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF THE OAK HILLS HOMEOWNERS ASSOCIATION HELD ON APRIL 6, 2016 AT 7:00 PM IN THE MEETING ROOM OF THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Jim Meyer, President
Sara Bourne, Vice-President, Bldg Committee
Bob Erickson, Treasurer, ARB
Tony Davis, Director, ARB
David Boyd, Director, RV Lot
Todd Cooper, Director, Maintenance
Sheila Brewer, Director, Recreation

ABSENT: Linda Marshall, Secretary, Compliance
Sarah Gauntt, Director, Communication

BY INVITATION:
Tom La Voie, Community Manager CMCA, CAMP
COMMUNITY MANAGEMENT, INC. AAMC
Doug McLain, CPA
Currie and McLain

OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET

I. CALL TO ORDER

The meeting was called to order at 7:05 PM by President Jim Meyer, and a quorum of the Board was certified. Meyer reviewed the agenda.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Sarah Bourne reported that the minutes from the March 2, 2016 meeting have been circulated and published in the newsletter.

AGREED: Sarah Bourne moved to approve the minutes of the March 2, 2016 meeting as published. David Boyd seconded the motion, which passed without opposition.

The meeting minutes from the March 9, 2016 design review meeting have not been published in the newsletter; the approval of the minutes are tabled until after they are published.

III. HOMEOWNER COMMENTS

Girl Scout Project: Anna Barrett, resident and Girl Scout, presented a proposal to relocate benches salvaged from the Rec Center around the neighborhood. A total of eight benches were removed from the area around the Rec Center. Barrett is looking for approval from the Board to install two surface mounted benches at a total cost of $40.00. Barrett is proposing the two benches to be immediately placed are for her Girl Scout project. Placing the remaining six benches will cost $100.00 per bench, but need to be embedded in concrete pads for anchoring the bench supports.

Agreed: Sheila Brewer moved to fund Anna Barrett for her Girl Scout project in the amount not to exceed $100.00. Sara Bourne seconded the motion, which passed without opposition.

Reviewed Financial Statements: McClain stated there were no material modifications that should be made to the financial statements and there are no material transactions that have not been properly recorded in the accounting records underlying the financial statements. The CPA's did, however, propose several changes, mostly having to do with the Rec Center project. These included three prepaid assessments and some early Rec Center expenses which were reclassified to the 2016 fiscal year. McLain reported that prepaid dues were higher, and unpaid dues were down - which are both good trends. Reserve Study was deferred due to Rec Center renovation. Replacement reserve funds increased, which is a good trend as well.

Agreed: No action taken.

Earth Quake Readiness: Nancy Robbins announced the follow-up "Quake Ready" forum will be held Thursday, April 28, 2016, at the Oak Hills Community Church from 7:00 pm – 9:00 pm. Presenters will include Daphne Mathew from the Public Information Office for NW Natural and Civil/Geo Hazard engineer Yumei Wang. The first "Quake Ready" meeting in February mapped the neighborhood into local clusters by mailbox. Nancy recommends all Oak Hills residents get to know the neighbors that share the same mailbox and decide how to best help each other, since outside help may take days to weeks to arrive.

ARB Appeal: The ARB declined a proposal to replace a garage door with a version with window insets and carriage-house hardware accent. The proposed design was declined for not conforming to a mid-century aesthetic. The homeowner researched the Oak Hills Historic District designation documentation, and identified several other homes similar to the one that was denied by the ARB that were listed as supporting Historic District designation. Davis stated 12% of Oak Hills houses have windows in the garage door and only 7% were ARB approved. Davis stated that the garage door was denied because of the carriage house hardware, even though they agreed to allow rectangular windows without interior divided-light mullions. The hardware was the issue, and the homeowner stated that his house is Neo-Classical which is a subset of Georgian, and the divided glass and hinges are part of that style. The homeowner provided two copies of 50+ pages of documentation in support of the appeal. Bob Erickson acknowledged there are documented examples of a variety of architectural features that would pertain to various house styles in Oak Hills, but approving them would not necessarily comply with the historical designation standards established by the ARB. The homeowner agreed that there is a color

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document that shows the approved colors, but there is not a sample garage door document. He would be happy to work on putting that document together. With no guiding document, the homeowner claimed it is not appropriate to deny based on unclear guidelines. The Board has up to 60 days to disposition the appeal; the homeowner requests expedited review since the original garage door is falling apart.

A homeowner requested ARB status updates regarding four specific houses, including a roof lift, two houses with garages converted into living quarters, and asked how much money the association has spent. The homeowner commented on "the bumblebee house with the black metal fence and the columns leading up to the front that looked like Caesar's Palace", and observed a truck from Ricks Fences with a lot of wood for either fencing or a large deck. Have these projects been approved? Board response to these inquiries was tabled to the Director Update agenda item.

Swimming Pool: Terri Danowski stated that a group of owners is trying to fund the gap between the five lane pool and a six lane pool, and 21 donors have donated $16,000.00 to date. She requested the Board provide criteria concerning funding and deadlines to enable a change in plans. Boyd is comfortable with April 18, 2016 as a deadline. That might extended a week or two depending on permit schedules. Raising $60,000.00 should be sufficient to cover redesign fees, material costs, permit resubmittal, and an increase in general conditions. The Board would need to vote to proceed with the six lanes. Brewer thanked the Danowski's for taking the lead in this volunteer effort and being so positive. Tom La Voie also stated that outside entities may want to contribute to the pool project. A homeowner stated that six lanes would bring the pool to regulation size. Another homeowner stated the proposal to fund landscaping with up to $100,000.00 using reserve funds is absurd, and suggested taking $60,000.00 out of reserves to fund a 6 lane pool instead.

Maintenance Employees: Mikki Sparr asked about the dismissal of two long term employees, and stated she believes the employees were treated unfairly. She also stated that there is enough money in the budget for the sixth lane, and that too much money is being spent on the wading pool which few people will use. Sparr requested to read email chain responses from Boyd into the minutes. It was decided that this would be postponed to the end of the meeting in the interests of time. Jim Meyer addressed the decision to terminate the employees, stating that since the Board is bound by the code of conduct they will not discuss any private personnel matter. Brewer stated that there were inaccuracies in the article published in the Oracle.

Landscaping: A homeowner clarified the Rec Center water treatment catch basin could be moved under the Oak Hills Drive parking area, not under the parking strip of grass between the curb and the sidewalk.

III. HOT TOPICS

BUILDING COMMITTEE:

Construction Update: Boyd brought the design boards from the March 9, 2016 meeting for reference.

An updated contract and budget will be presented by Opsis by the May meeting.

Two permits have been applied for. The erosion control permit from clean water services was returned with comments. When this is approved, the demolition permit can be obtained "over the counter" at that time. The building permit has been applied for with deferred submittals, with the electrical and pool designs to be presented when they are completed. Everything is still on track for demolition in late April and construction to begin in May.

Special Assessment prepayments were used to re-amortize the loan in the amount of $1,070,000. Starting this month on the 16th the new monthly payment is $24,000.

Asbestos has been abated from the current gym.

Portland General Electric has delayed the relocation of the transformer, due to an employee medical leave, and that is expected to be back on track soon. This is needed ahead of the electrical permit.

Solar Panels: The Syncro-Solar study shows installing photovoltaic panels at a cost of $188,000 would make Oak Hills eligible for a rebate of $52,000 and federal tax credit of $42,000, for a net payback over 5 years with 6.75% return on investment. La Voie clarified that the $42,000 federal tax credit would have to be purchased by a benefactor, to realize the tax benefit (typically at 20-30% discount).

Pool Project: The six lane pool issue before the Board is to determine whether to make an agreement if sufficient volunteer pledges are raised by April 18th, the board would vote to commit to a 6 lane pool design. Meyer stated that pledges are not dollars, so the board would need high confidence of collectability. Pool deck space would increase by 200 square feet with the extra lane. A homeowner thanked Boyd for his hours of time discussing the sixth lane logistics with the volunteer group.

Bob Erickson moved, should $60,000 be raised by homeowners in pledges by April 18, that the Board will pursue addition of the sixth lane, if the funds are made payable to OHHA and sent to CMI within 30 days. David Boyd seconded the motion.

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Pledges will be due on April 18, and the donors would have 30 days to convert to cash. Any shortcomings would be covered by extra funding.

Donations would be sent to CMI made payable to OHHA, and applied to the owner's account until the money is needed for the project.

Discussion ensued regarding what percentage of the money would need to be collected.

Bourne doesn't think it needs to be determined tonight when the money is collected, but that the full $60,000 is pledged by the April 18 date, and that the group report to the Board at the 30 day mark how much has been collected.

Erickson wants to ensure that 90% of pledged funds are in hand before committing to the 6th lane.

The matter was called to a vote: Boyd and Todd Cooper, in favor; Meyer, Bourne, Brewer, Erickson, and Davis, against. Motion failed.

Boyd states that the 90% cash conversion would pose at most an $8,000 to $10,000 risk, and that if pledges are not followed up, the funds would need to come from the contingency fund.
Agreed: Bob Erickson moved should $60,000 be raised by homeowners in pledges by April 18, and that 90% of the pledges be on deposit at CMI by May 10, 2016, the date of the annual meeting, the Board would authorize the addition of the sixth lane. David Boyd seconded the motion, which passed by a vote of 4-3. Boyd, Bourne, Brewer, and Erickson voting in favor; Davis, Meyer, and Cooper voting against.

Landscaping: Boyd moved that the Board set aside $100,000.00 from the reserves to fund design items 1a, 1b, 1c, 3a, and the south lawn irrigation, for work on areas adjacent to the Rec Center, and coordinated with Rec Center renovations. Bourne seconded the motion.

Brewer proposed to amend the motion to set the amount up to $100,000. Both Boyd and Bourne accepted the amendment to the motion as requested.

Boyd has only material cost estimates and not actual costs, but one possibility would include material costs of close to $19,000 for pavers for 1a, $12,000 for concrete for 3a, and 1b and 1c as asphalt at a cost of $6,000 and $9,000 respectively. Excavation costs between $16,000 and $19,000. There may be cost savings with doing all the projects together. Irrigation could be $15,000 to design and install. The $100,000 includes all these costs plus a $10,000 buffer.
Agreed: David Boyed made a motion that the Board set aside funds from the reserve fund for landscaping items 1a, 1b, 1c, 3a, and the south lawn irrigation to not exceed $100,000.00. Sara Bourne seconded the motion, which passed without opposition.

Fourth of July: Brewer reported that plans for the Fourth of July event are in full swing. Needs for water and electricity will come with a budget request for a tent. A flyover has been requested. A clown and music are all confirmed. Contracts and permits are all in process for approval. Food trucks will be invited and one will be asked to stay for the whole day to provide lunch. Lunch will be more picnic style, asking for people to bring blankets and folding chairs. The theme will be futuristic, but not yet finalized. With Rec Center construction, there will be a need for a handwashing station and extra port-a-potties. Brewer stated that Mack estimates there will be power available, but adjacent homeowners have been asked to provide access to power.

Transfer Fee Proposal: Erickson provided the proposal to Jason Grosz who drafted the final language. The fee was changed to 0.5% instead of a flat fee, with everything else about the same as originally proposed. Erickson had felt the vote would take place at the annual meeting, but Grosz strongly recommended that they do 75% by vote of the Association. The voting process was tabled at the board meeting for follow-up afterwards. (Follow-up unanimous consent action by the board ratified the proposal will be voted on by homeowners through electronic ballots and vote-by-mail, very similar to the Rec Center vote last year).

Agreed: Erickson moves that the board approve the draft amendment of the transfer fee, with the process to be determined by Board after clarification from the attorney. Bourne seconded the motion, which passed with no opposition.

Voting Process Change Proposal:
A proposal was presented to change the Oak Hills bylaws to standardize the process for voting at the annual meeting to use vote-by-mail and online voting instead of paper ballots and proxy ballots. Meyer stated that voting would not change for 2016, but for future years. Brewer stated vote-by-mail and online voting would require holding the vote open for two weeks after the annual meeting. Erickson stated that this would be a disincentive for people to attend the annual meeting. The board also discussed concerns with floor nomination logistics and the proxy ballot system.

Agreed: proposal tabled.

VI. BOARD UPDATES

TREASURER

All good news. As a result of the financial review by our CPA firm, $12,500 was added to the reserve fund, bringing it up to $307,704. Income for February was $28,207 while expenses were an adjusted $1,722. The adjustment was a result of the repayment to the Association's operating fund for Washington

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County fees ($15,260) paid earlier out of operating funds for the Community Center project."
Delinquencies: Dropped by $9,000.00 and 14 homeowners. Still around 8% of homeowners in delinquency.
RECREATION

Summer Registration: Registration will be May 7, 2016, for tennis and drop box stickers will be sold.

Tennis Courts: We are working on getting bids to repair delaminated court surface. The net poles are bowing inward and nets are not high enough. Boyd stated reserve funding needs to include resurfacing as well as eventual replacement. Brewer stated that three of the four lights are out and the lighting timer doesn't turn itself off. Erickson stated that Brewer has been working hard to improve the tennis program and attendance has increased, and it is a summer preferred activity. We need to seriously consider replacing the courts as a high priority. Meyer stated that tennis court drainage also needs upgrading. Speculation on whether it might be better to relocate the courts, then demolish the old ones. The short-term goal is to provide a cost effective patch for the summer. Sessions will be held July 5 – 15, and August 1 – 21, 2016.
Agreed: tabled for now.

BUILDING COMMITTEE: The following is a transcript of emailed questions from a homeowner regarding the pool project, including answers from Boyd.

Pool Project:

1. ***Q:*** What exactly are the area measurements for the main pool and wading pool? ***A:*** Main Pool is approx 3220 sq feet, Wading Pool is approx 1200 sq feet. Please note the driving force to increase wading pool from 750 to 1200 comes from design requirements associated with ADA elements and Anderson has not raised their cost at all with the size increase.
2. ***Q:*** When the announcement was made that the project required scaling back, the deck area was reduced and the plan showed a straight line along the deck's south edge. It was explained that decking was a significant expense. What is the cost to now add back the extra decking along the wading pool? ***A:*** Cost is not separated from the subcontractors "package" so we can only estimate how much is specific to this area, but we estimate $7,000.
3. ***Q:*** What is the cost of building the main pool vs the cost of building the wading pool? ***A:*** The pool package is broken into 3 areas. Concrete (which supports both pools in a way) is almost $360,000, Main Pool is approx $650,000 and Wading Pool is approx $240,000.
4. ***Q:*** What is the cost difference between constructing a wading pool of this size vs a wading pool of less than 200 sq feet? Or vs a small splash pad? ***A:*** We would have to design to get exact, but Anderson thinks a pool similar to our former wading pool would cost near $150,000, which is about $90,000 less.
5. ***Q:*** How many children in Oak Hills do you estimate to be 8 and under? ***A:*** Our programming notes observed that a major design flaw with our current pool shows 80% of users stay close to the wall. Relieving this problem was shared with Anderson and team and the conclusion was the 2.5 ft wading pool. Note that the minimum depth of the main pool was increased to 3.5 ft which would further exacerbate the problem for children with height or swimming difficulties. ***Q:*** Do you have a magic number of 8 and under that would encourage a different decision? ***A:*** (The following is a clarification that was sent at a later date.) "As for a magic number, what I refer to is what number of 8 year old children would change the necessity for the programming needed for younger children? If I did the analysis and found 42 children, would that be shy of the 45 needed. What I am implying here is why do that work without equating it to a decision changing event. We can see from swimming lessons and dozens if not hundreds of days at the pool that there is a need for the wading pool especially with the increased depth in the main pool. If I were to project no new families were to move into Oak Hills, then I might argue that the wading pool would only serve the community for the next few years until all young children age out of it, but I believe we are seeing more young families move into the neighborhood and existing families continue to have children."
6. ***Q:*** Why is the main pool planned to be 10 feet deep? ***A:*** Industry suggestion and no cost difference.
7. ***Q:*** What is the cost of the two "features" planned for the wading pool? ***A:*** The spray features that are optional, usually cost about $5,000 a feature. We believe Anderson will provide three water lines that can be capped. If budget allows we can buy the features at the conclusion of the project or we can purchase as the years go by. Features can be stored and exchanged for others, as we understand. So there could be scenarios where we own more than 3 features and rotate them during summer months, for example.
8. ***Q:*** Are the wading pool "features" bundled with starting blocks on the "wish list"? Starting blocks are essential to running a swim meet and teaching children competitive swimming skills. Spray features are a fun extra. Why are starting blocks bundled with a non-essential expense? ***A:*** We refer to these expenses as Pool Allowance items. They are not needed for construction, as the project can be completed without installing them. They will have the necessary foundations so a future purchase would just need to be installed. I believe everyone is of the same

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thought that starting blocks have a much higher priority when compared to other Pool Allowance purchases.

9. ***Q:*** Is there any money remaining in the operating budget for FF&E or is the entire FF&E budget on the contingency fund wish list? Does FF&E include the kitchen appliances planned for the community room remodel? ***A:*** FFE current budget is $35,000. The kitchen appliances is a separate line of $3,358. We will be meeting within the next few months to get FFE more advanced, but our original estimate was $70,000 would be more appropriate for the project.
10. ***Q:*** Our current pool is 10 feet deep because it once included diving boards. They were removed long ago as a safety risk. Since swimmers treading water are submerged only to their shoulders, you would have to be 7 feet tall for your feet to touch bottom in a pool just 6 feet deep. USA Swimming requires a depth of 5 feet for diving from starting blocks. We do not need a pool that goes to 10 feet deep. While constructions costs between a 10 foot vs 7 foot depth is likely minimal, we will be needlessly paying to replace and circulate, clean/treat and heat a significantly larger water volume than necessary. ***A:*** Anderson Poolworks is claiming the industry recommendation is shifting. They are noticing that diving boards are showing an increase in safety where having a diving board "shows" bathers the safe area to dive and they recommend having one if we have a depth of 10 feet. They also note that costs to heat water volume vary on surface water (where the heat is lost) and other circulation costs do not add to any significant cost concern with a change in depth.
11. Final question for extra credit: why were homeowners kept in the dark about the pool design for so long? It seems the plans were not revealed until it could be claimed it is "too late to make changes". ***A:*** A few items of note. Anderson is contracted under TEAM, who we did not get under contract until the end of December. Anderson was able to provide us with some estimates, but they would not engage fully until under contract. Dana Anderson was out of town for the March 9 meeting, but would have attended if the date fell on another day.

ARCHITECTURAL REVIEW BOARD

Tony Davis reported there were three approvals in the past month: one each for an addition, remodel, and exterior siding. In response to the first two specific inquiries from the Homeowner Comments forum, Davis refrained from responding, in honor of homeowner privacy. In the February board meeting minutes the update on another property was previously reported. Davis reported that follow-up for two residences with apparent garage conversions is still in process, and the fourth specific inquiry will not be discussed, again due to homeowner privacy.

COMPLIANCE COMMITTEE

Linda Marshall is on vacation, and there was no report. Meyer reported the temporary power line on Ridgetop Court was resolved by PGE in mid-March.

RV LOT

Boyd, nothing to report.

MAINTENANCE

Todd Cooper stated the decision to terminate long-time maintenance employees was not taken lightly, and there were several meetings with the employees. Meyer was present at the meetings as well. Ultimately, the Board decided to pursue a different direction for landscape maintenance. Three contractor bids have been reviewed: Sonny's, which does work for other associations, Peak Landscaping from Hillsboro, and Confluence Construction and Restoration, which contracts with municipalities including the City of Portland and Gresham. In full disclosure, Cooper's brother-in-law's brother-in-law is a minority owner of Peak Landscaping. All bids came in at similar costs; Confluence at $5,000.00 per month, Sonny's at $4,995.00 per month, and Peak Landscaping at $4,680.00 per month. Cooper went through the scope of services, along with tasks Jason Jansen will cover, including mowing, irrigation, and repairs.

The Peak Landscaping proposal is well organized. Boyd expressed concern about Sonny's being too close to the community, possibly posing a conflict of interest. The Board discussed a 90 day probationary period. Davis and Erickson were both impressed with the presentation and the price of Peak Landscaping's proposal. Cooper will inquire about the 90 day trial period and report back to the Board. Since three bids have been reviewed, Meyer confirmed Cooper is responsible for the contract decision – no board vote required.

Agreed: tabled for now.

Beaverton School District: Another letter was sent by the school to all school families (regarding the "right turn only" from Bethany to Oak Hills Drive), listing the path through OHHA property as the preferred walking route. Jason Grosz will follow up on the "cease and desist letter", to get a response from BSD to support repairs and maintenance of the greenspace pathway used by large numbers of non-resident children to walk to/from school. Erickson said he saw something printed that BSD has committed the available school access improvement budget elsewhere.

Irrigation: Cooper met with Hal Beighley and Gale McArthur to design the south lawn irrigation which would cost $900. The bigger sports field sprinkler system would cost between $17,000 and $20,000 depending on controllers and sprayers.

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Mowing: The green space mowing season started as early as wet field conditions allowed. Jason is quickly covering all areas.

COMMUNICATION
No report

PRESIDENT'S REPORT
Meyer reported the cause of storm drain blockage along the BPA right-of-way east of Forestel was due to intruding tree roots near the access pathway. The 4" pipe is thin, and brittle from age - OHHA should consider getting a bid to replace the entire section instead of a splicing repair.

Annual Meeting: At the 2001 annual meeting, the members voted to move the annual meeting date from November to May, but the By-Laws were not updated to reflect the change. During relocation of document archives to temporary storage for Rec Center renovation, Meyer found the annual meeting minutes reporting the 2001 vote results, then scanned and sent the document to Jason Grosz at Vial. Grosz updated the Oak Hills By-Laws, and Meyer and Marshall signed off by affidavit to finalize the amendment.

Nominations: Candidates for the open position on the Board were requested.

VIII. ADJOURNMENT
AGREED: Bob Erickson moved to adjourn the meeting at 10:45 PM. Tony Davis seconded the motion, which passed without opposition.

COMMUNITY GARDEN HOLDS SPRING WORK PARTY

BY JEN MILLER, OHHA COMMUNITY GARDEN

Thank you, thank you, thank you to everyone who helped make this year's community garden work party a success!

We had a big job to complete with weeding the garden perimeter and pathways, replenishing wood chips, leveling the area for new plots, and building and filling the new boxes. Thanks to our biggest volunteer turnout ever, we got it all done!

We had many hands at work including:

- Returning / new gardeners and their families
- Oak Hills Green Team students and parents
- Oak Hills Cub Scout Pack 726
- Jason from OHHA maintenance running the tractor to handle the heavy lifting

Thank you to Jen Anderson for coordinating the volunteer effort with Oak Hills Green Team and Cub Scout Pack 726, and for the donuts and coffee to keep everyone fueled! The extra volunteer help was invaluable.

Also, thanks to the Oak Hills board for supporting the building of four new boxes.

It was great to experience so much positive energy! If you weren't there to see the finished product, the garden is looking AWESOME!

DROP BOX NOW OPEN

As in previous years, the fee is still $10. Please comply with all requirements posted at the maintenance building.

SUMMER RECREATION PROGRAM SIGNUP

Sat., May 4
10 a.m. - 12 p.m. & 5 - 7 p.m.
Next to the tennis courts

Sign up for summer classes, get a drop box sticker and/or tennis key, and volunteer for July 4th!

EARTHQUAKE READINESS FORUM

Thurs., Apr. 28 at 7 p.m.
Oak Hills Church

Presenters will include Daphne Mathew from the Public Information Office for NW Natural and Civil/Geo Hazard engineer Yumei Wang.

STANDING COMMITTEES

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DATES TO REMEMBER

EARTHQUAKE READINESS FORUM
Thursday, April 28
7 - 9 p.m. @ Oak Hills Church

BOARD MEETING
Wednesday, May 4
7 p.m. @ Oak Hills Church

SUMMER REC REGISTRATION
Saturday, May 7
10 a.m. - 12 p.m. & 5 - 7 p.m.
Next to the tennis courts

ANNUAL MEETING
Tuesday, May 10
7 p.m. @ Oak Hills Church

OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

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Your source for all things Oak Hills related: www.oak-hills.net or Facebook.com/OakHillsHOA