



Oak Hills Home Owners Association News

The official publication of the Oak Hills Home Owners Association

August 2015

www.oak-hills.net

COMMUNITY CENTER VOTING NOW OPEN

BY THE OHHA BOARD OF DIRECTORS

Voting is NOW OPEN for the renovation of the Oak Hills Community Center. The preferred method of voting is online at a secure website administered by our law firm, Vial Fotheringham. The direct link is www.vf-law.com/oakhills. Project scope and vote administration details can be found online at www.oak-hills.net. In addition, you will receive two mailings from Oak Hills. One is a manila envelope containing a cover letter, brochure, building committee scope recommendation, vote administration details and an invitation to the workshop held July 21 at 7 p.m. at Oak Hills Church. The second mailing will be letter

size and contain a cover letter and paper ballot. Per legal requirements, the paper ballot could not be mailed until the first day of voting.

Please vote online or mail the paper ballot back to CMI no later than 5 p.m. on Aug. 3.

The Board and Building Committee would like to strongly urge you to review and vote to approve this Community Center Renovation proposal. Similar proposals have failed in the past, and we cannot afford to have the same thing happen today. The Recreation Center facilities have failed. Water and electrical systems are out of

code and need complete replacement. The tunnel to toilet and changing rooms has a temporary structure in place to hold up the overhang, and the structure is guaranteed for one more year. The entire facility is not ADA code compliant and inaccessible to those with limited mobility. The facility is in a situation where any improvement or fix involving a Washington County permit will trigger a cascade of code requirements, all requiring significant investment and closure of the facility until code compliance is achieved (detailed facility conditions reports are available

continued on Page 2

COMMUNITY CENTER TOWN HALL HELD JULY 21

BY DAVID BOYD, OHHA DIRECTOR

On Tues., Jul. 21, the board invited professionals to attend a Town Hall meeting to discuss their relation to the Recreation Center project and field questions. In attendance was Paul Kinley from OPSIS (architect), Jason Grosz from Vial Fotheringham (attorney), Kris Gjylameti from Mutual of Omaha (Bank for the loan), and Mack Thames from TEAM (General Contractor).

OP SIS began with an overview of the project with the latest updates. They will continue to work on schematic design with an Aug. 6 date to deliver their designs. The newest areas to share with the community include work

on shade area on the pool deck and on top of the terrace, the idea of a berm to allow access to the terrace by means of a looping ramp instead of a motorized lift, and small location realignments of pool house building.

Jason Grosz fielded questions related to voting procedure. He did answer that the vote end date can legally be extended if notice is given a few days prior to the end date. The board stated no intent to delay the vote results, and Mr. Grosz said the main reason to

continued on Page 2

Community Center Vote, *continued from Page 1*

online and upon request). Something must be done, and this proposal represents the very best scope and budget available today.

This proposal is the result of over a year of work to determine the wants and needs of Oak Hills. Solutions from large to small have been explored. This is not the least we can do, and it is not the most we can do, but *we firmly believe it is the best we can do*. It is a solid middle ground that honors the integrity of the Recreation Center of the last 50 years, and strives to best serve Oak Hills for the next 50 years.

We have invested months of work from experts to arrive at a design, a construction cost and a financing package that the Board and Building Committee believe will best serve Oak Hills. Every expert consultant has advised us that the construction industry is booming and the material and building costs presented in this proposal could not be negotiated today. We have secured a fixed 15 year loan at 4.5%. This interest rate locked in within the last 30 days and only for another 60 days, and such a low rate is not available today. If the vote fails and this window is missed,

the interest rate lock will be lost and materials cost will be re-negotiated in a booming industry. The project will never be better, and it will never be cheaper. Now is the time to vote to approve the new and improved Oak Hills Community Center.

In order to approve the project 2/3 (66.7%) of *votes cast* must vote to approve the project. Every vote counts. Every voice counts. Every person counts. Please review these materials and find it within yourself to vote to approve the Community Center that will breathe new life into the heart of Oak Hills.

Town Hall, *continued from Page 1*

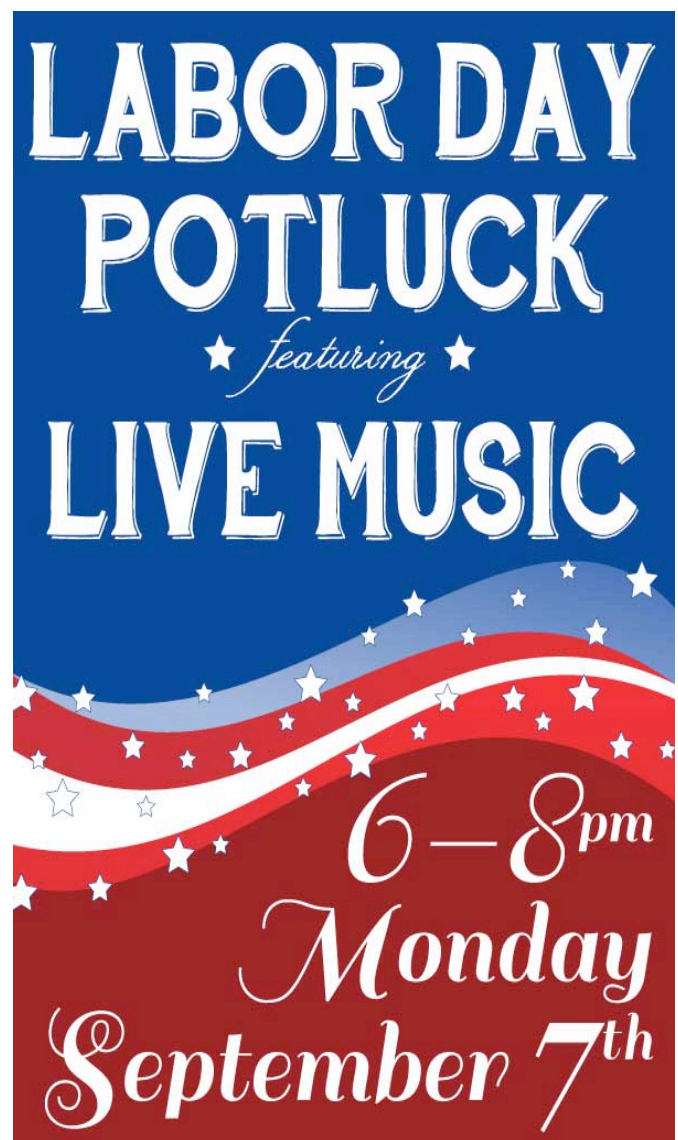
consider extension would be if quorum was not obtained (which would be 130 votes for Oak Hills). He thinks vote results so far indicate we will have no issue in obtaining quorum. He also noted that CMI provided him a list of homeowners and lot numbers, as he has already seen houses vote more than once. If a homeowner does vote more than once, only one vote will count if all votes are the same. If the votes are different, all votes are eliminated and CMI will call to ask the preferred vote.

Kris Gjylameti offered a brief overview of the loan and stated that this loan is very competitive. Collateral for the loan is solely the association's right to future assessments. If an owner does not pay the assessment, they can have a lien placed on their house.

Mack Thames addressed some questions. Solar is being considered for the project. He also explained how he came up with estimated budget numbers.

There are more questions that were asked that you can find on the website at www.Oak-Hills.net. During the first hour and a half of the Town Hall, homeowner questions were to written down and asked by the moderator, David Boyd, when each professional was up to speak. The last half hour was an open forum for any expert to field questions.

If you have any remaining questions or concerns, please contact the Building Committee.



RECREATION ROUND-UP

BY SHEILA BREWER, OHHA DIRECTOR

Upcoming events at the Rec:

Aug. 1: R-rated movie. This is a difficult new event to describe - a movie for adults, but not to be confused with an adult movie. In short, the theme will not be Disney. Bring friends, hors d'oeuvres, beverages and a lawn chair and be ready to enjoy a movie with a more adult crowd. If you have suggestions for films please let us know. The Rec Center is not just for kids!

Aug. 9, 6-8 p.m.: Summer Concert and Wine Tasting Event. We are suggesting that homeowners bring a snack to share; cheese tray, grapes, or olives are some examples. The music will be provided by homeowner Dave Shearer with his band, "Whiskey and Cigars," and it is sure to be a great time! Please join us.

Aug. 15, 7 p.m.: Star gazer camp out. Bring your tent and sleeping bags and watch for shooting stars! Late night swim 8-9 p.m. followed by s'mores and camp songs. Breakfast served at 8 a.m. Cost is \$5 per person or \$20 per family. This is one of the most popular events of the summer! Don't miss it.

Aug. 21, 9-11 p.m.: High School Night. The pool will be open for high schoolers only! Come and hang out with us whether you go in the pool or sit poolside. We'll have music, food, drinks and games to play. Bring a friend! The evening is FREE!

Aug. 28 at dusk: Movie in the park. Bring blankets and chairs, we'll provide the ICE CREAM SUNDAY BAR! Kid- friendly event!

Sept. 7, 6-8 p.m.: Labor Day Potluck at the Rec. Assignments for potluck food are as follows: Last name A-M = Salad or Dessert, Last name N-Z = Main Dish to Share.

See Page 11 for award winners

Thank you, July 4th volunteers!

The 4th of July was yet another banner Oak Hills day. The Fun Run started off the day like no other. We think we again had well over 300 runners and walkers. Organizer Andy Klumpp made changes to registration that helped to streamline the sign up process, and the race was a huge success. A well-deserved thanks goes out to Andy for his ongoing service.

A very special thanks to The Church of Jesus Christ of Latter Day Saints, Oak Hills Ward. They served more breakfast than ever before - the line at times went almost to the sand pit! Close to 40 people helped with off-site food prep, set up, cooking, serving and clean up. Yet another thank you especially to Rod Attack, who is the main organizer for this wonderful meal.

The parade was SWEET as always! The heat really took it out of the entries but with the "cooling off stations," fun was still had by all. Of course all would have been lost without Linda Kitchin at the helm. Thank you Linda!

The lunch again this year was provided by Westview wrestling organized by Dan Larson. Thanks to the generosity of the team, they gave almost 30 free meals to the pyro team who began work at 6 a.m. for the show at 10 p.m.

Oak Hills staff put on great games and all was laughter and smiles at the pool. BJ the Clown delighted kids of all ages as he has been doing for decades. The food carts were very popular this year and we will absolutely be having them back again next year. Our energetic staff is a big part of the day!

We are grateful to Norm Rose, who begins working months before the event, and to Doug Castagno as our security lead and M.C. And let's not forget the two full days of hard work from the pyro and music team, lead by Rodger Fricke and including, but not limited to, Jim Schulz, Todd Young, Rich Holt, Mitch Schulz, and Matthew Schulz. I know I am missing part of this team, as there were 25 altogether! We would not have the amazing fireworks bring the day to the dynamic conclusion without these few dozen professionals leading the march. What a show and what a day! Thanks to Mike Brewer and Linda Kitchin also for helping deliver needed equipment for the show.

Finally, Tony and Jennifer Davis AGAIN took on the stressful job of volunteer coordination. As we all know the volunteer effort of this day is what really pulls it all together. Without Jennifer and Tony, we could not do what we do without the literally hundreds of hours and many dozens of people to be gathered and organized. We collected in excess of \$16,493 due to all of you who helped and donated your time. We could not have this day without you!

A final but special thanks to Linda Kitchin and Christina Matousek, who again agreed to be leads on the 4th of July work committee. Todd Cooper and the maintenance team, Bob Erickson and Jim Meyer all worked tirelessly to help pull it all together in the end. As we all know, this day takes hundreds of hours weeks and months before and many dozens of people doing their part. As that finale reaches its peak, and our guests leave our homes in awe, it all seems worth the work. I personally am enriched, but what we are and how we work together in Oak hills it is uncommon and I love it.

As always as I write this article, I am struck with how the longer I write, the more people I think about needing to mention. I know I have missed many, and thank you!

LAST MONTH'S SURVEY HOMEOWNER FEEDBACK

BY JIM MEYER, OHHA PRESIDENT

Homeowner Feedback from last month – “Weed Control in Green Space Areas”

Treatment	#	%
No Spray:	6	17%
Minimal Spray:	9	25%
Selective Spray:	6	17%
General Spray:	12	33%
Spray, Baby, Spray:	3	8%
Total	36	100%

Survey responses ranged across treatment options, with an average “concern” level of 6.0 out of 10. Response for “General Spray” treatment was highest at 33%, with comments suggesting better control of weeds in green space areas would help reduce weeds elsewhere in Oak Hills. Concern levels were highest at both ends of the spectrum – for ‘No Spray’ + ‘Minimal Spray’, as well as ‘General Spray’ + ‘Spray, Baby, Spray.’ Comments clearly indicate disapproval of pesticide use, and in favor of environmentally friendly weed treatments (if any).

One homeowner suggested using 1 cup salt in 1 gallon vinegar to control weeds in bark dust border areas, plus spot treatment. At our house, we already spray vinegar on garden weeds, so I set up an experiment on our lawn, plus the turf area between our east fence and the pathway – take a look for yourself. Spot spraying “pickle juice” on warm sunny days has very quick response – weeds turn brown in hours. A few plantains re-greened somewhat after a couple weeks, but responded quickly to re-spray. After the next soaking rain, we’ll see how many return. At ~\$2/gallon, this could be a cost-effective, environmentally-friendly option for bark dust and spot spray vs. glyphosate (aka: Round-Up). Vinegar is not a good long-term option for spraying cracks in sidewalks, and survey responses did not suggest any appropriate selective treatment for broadleaf weeds in turf areas, such as soccer fields, etc. Next steps include discussing the salt+vinegar strategy with Maintenance for a larger trial. Thank you for your feedback!



SURVEY SAYS....

BY JIM MEYER, OHHA PRESIDENT

“Survey Says” is a monthly on-line and hard-copy survey to gather Homeowner opinion on topics of general OHHA interest, to help the board “make decisions in the best interest of the entire Oak Hills community.” Survey results are non-binding, but will be used to fine-tune policies and procedures, plus develop appropriate ballot measures for official homeowner voting. Survey topics, questions and data will be reviewed at monthly OHHA Board of Directors meetings, and published in the newsletter.

On-line response: Links to each survey will be available on the OHHA web www.Oak-Hills.net, coinciding with delivery of each month’s newsletter, typically for the first three weeks of each month.

Paper response: Cut out the “Survey Says” column, then mark up and drop off at HOA President Jim Meyer’s house at 14900 NW Northumbria Lane (at the green space pathway). Paper survey responses with valid homeowner identification will be combined with the on-line data for summarization ahead of the next monthly board meeting.

Personal identification will be used only to verify responses are valid (one response per household). Identification will not be included in summary statistics.

Recommendation for survey topics and questions can be included in survey response comments, or sent to Jim’s OHHA email: OakHillsHOAPresident@gmail.com

What do Oak Hills homeowners think about: July 4th illegal fireworks?

This year’s July 4th fireworks were spectacular! The Board voted last year to spend a few extra dollars for “extra oomph,” and the fireworks crew delivered – wow! During the fireworks show, it was impossible to ignore the “drones” flying near the fireworks, hovering over thousands of Oak Hills residents, guests, and visitors. After the fireworks show ended, the “unofficial” fireworks show continued for another hour and more. With extremely dry conditions, concerns were heightened this year due to extra risk for fire and injury.

Both activities (low flying drones and illegal fireworks) are against the law, of course, but law enforcement resources are spread thin July 4th. Should the Board do anything, and if so, what?

Please circle the answer that most closely matches your opinion:

1. July 4th is all about freedom - don’t be such killjoys. Let people have their fun, even if it involves loud noises late into the night, or risk of property damage or injury to bystanders.
2. Homeowners should contact law enforcement as needed – the Board should stay out of this.
3. The Board should contract with or contact law enforcement for support during July 4th events.
4. Per CCRs Article 3, section (d), both activities are potentially “noxious or offensive activity... carried on or allowed upon...common property... which may be... an annoyance or nuisance to the neighborhood...” The Board should provide meaningful deterrence. Perhaps contacting law enforcement, plus define a \$500 Compliance fine for drones or illegal fireworks, specifically on July 4th, with proceeds going to next year’s July 4th fund. For the other 364 days, it’s business as usual.
5. Propose even tougher CCR measures at the next annual meeting, with larger fines and penalties for drones and/or illegal fireworks, and let homeowners decide.

On a scale of 0 (no importance) to 10 (critical issue), how important is this month’s survey topic to you?

Name & Lot Number:

Comments:

DRAFT BOARD MEETING MINUTES -- July 1, 2015

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE OAK HILLS HOME OWNERS ASSOCIATION HELD ON JULY 1, 2015 AT 7:00 PM, AT THE OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW 153RD AVENUE, BEAVERTON, OREGON.

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

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 was certified. Meyer reviewed the agenda.

II. COMMUNITY ANNOUNCEMENTS

July Fourth Celebration: Sheila Brewer reported on the preparations for the Fourth of July Celebration. Volunteers are needed especially with collecting donations at the entrances. Brewer wanted everyone to be aware of the hundreds of hours of work that takes place behind the scenes in the months leading up to the event. She asked owners to step forward for one hour to help collect donations from guests as they enter Oak Hills. Bob Erickson stated that \$15,000 was collected by volunteers last year. If donations are down, the money will come out of the general operating fund.

Recreation Center Town Hall: A Town Hall will be held July 21 at 7:00 pm in the Oak Hills Church for more information regarding the Rec Center project and voting.

Eagle Scout Project: Zachary Horin presented his Eagle Scout project idea to the Board. He is planning to build a storage shed for the new tennis ball machine. The storage shed would be located inside the tennis court fences for added security. The shed will be roughly 3' by 5' by 4.5' and will be a wood structure with siding. The ARB will work with Horin to determine the final design.

AGREED: Sara Bourne move to approve the construction of a storage shed for the tennis ball machine as an Eagle Scout project for Zachary Horin, subject to ARB approval. Sarah Gauntt seconded the motion which passed without opposition.

III. HOMEOWNERS COMMENTS

Former Board member Elizabeth Chapin encouraged the Board to embrace the urban liaison concept, formerly called External Affairs, to help shape the process for Oak Hills. She stated that if the Board waits for the County to ask for input, the Board must go into crisis mode to formulate an adequate response. Having a dedicated Board Member who is looking out for upcoming issues will pay dividends to the Association. Jim Meyer stated that he will work with other Board Members to find a liaison.

Dan Askel addressed the Rec Center Project, and stated that he is leaning toward voting against it due to the fact that the swimming pool will not be adequate to support the needs of the Swim Team. He also stated that there is not enough room in the expanded gymnasium plan to accommodate spectators. He further stated that there is an electrical transformer too near the proposed pool, and no plan or budget for moving it out of the way. Sara Bourne responded that the transformer issue is included in the budget, and plans are underway to provide temporary power while the transformer is being moved. Sheila Brewer responded that the pool design company is helping to figure out how to add a 6th lane to the pool.

Dan Smith stated that he has stayed out of the project, and noted that the project is going very well; however, he is concerned that the Board will approve the \$40,000 for Opsis when that money is not really available to the Board. He recognized that the project needs to move forward, but that the schedule should not be driving the project. The Board should have the priorities in this order: quality first, budget second, and schedule third. It is not right to rush the project, compromising on quality and spending money that is not available, just so that the pool might open on time next spring.

Micki Sparr added that she is opposed to spending the \$40,000 prior to the vote and the Association approving the project costs. She stated that most of the Opsis expenses have not hit the financial statement yet, and there are additional costs involved that have not yet been identified and discussed.

IV. BUILDING COMMITTEE UPDATE

Recreation Center Loan Proposal: David Boyd presented the Committee's recommendation that the Board choose Mutual of Omaha as the lending Bank for the Rec Center Project. Boyd walked through the key points of the proposal:

Closing costs at .5%, \$21,125, and that was comparable to other banks.

No prepayment penalty except in the event that the Association refinances with a competitor.

Legal fees reduced from \$12,000 to \$3,000.

continued on Page 7

Draft Minutes -- July 1, 2015 *continued from Page 6*

Fixed interest rate of 4.5% for the full 15 years. Only one other bank would go 15 years, and no other bank could match the 4.5% interest rate.

Full interest on the \$4.225 million on the day of closing, instead of interest only during the draw period. Boyd stated that this would allow loan rate to be locked at the beginning of the loan. If the rate is not locked homeowners could potentially pay more, for example a 3/8 of % increase in interest rate causes the association to pay \$146,000 more in interest over 15 years. The loan term is a total of 15 years, not a draw period followed by 15 years of payments.

Boyd pointed to the Loan Resolution that he had provided in the packet. This will not need to be passed at this meeting, but will need to be passed once the loan is fully underwritten.

Other banks that were interviewed and presented terms included Alliance Bank, USBank, First Citizens Bank and Premier Community Bank. Bob Erickson stated that he sat in on the interviews and was impressed with Mutual of Omaha. He stated that they did not require the Association to reamortize, which allows the interest rate to remain so low.

AGREED: David Boyd moved to accept Mutual of Omaha as the bank for the future Rec Center project. Bob Erickson seconded the motion which passed without opposition.

Jim Meyer offered kudos to David Boyd for all of the work he has put into this project.

Boyd stated that even though the Board could not vote on the Loan Resolution at this meeting, he wanted to discuss it tonight. He requested that the Board hold a special meeting for that purpose on July 8th. The key points to the Resolution include:

Monthly payment of \$49.73.

Legal rights to borrow the money

\$4.225 million which is \$6,500 per lot.

4.5% interest over 180 separate and distinct individual monthly payments of \$49.73.

The first payment would be due on December 8, 2015.

Owners could pay the entire \$6,500 by November 9, 2015. Those not paying by November 9 would be signed up for the monthly option.

Owners would have three options every year: pay off the balance completely; pay for the upcoming year; or pay monthly.

AGREED: David Boyd moved to schedule a special Board Meeting on July 8 at 7:00 PM in the church to address the special assessment resolution. Sheila Brewer seconded the motion which passed without opposition.

Current Collection Resolution: Boyd reported that the current Collections Resolution contains a \$50 late fee. It

was discussed in Committee that a late fee greater than the amount of the payment may be heavy handed. The interest rate could remain at 18%, but the late fee could be decreased. Attorney Grosz had stated that the Collection Resolution must be consistent with all collections; you cannot adopt one resolution for annual fees, and a different process for the special assessment. Linda Marshall stated that since CMI splits the late fees with the Association that she did not want to see the fee drop too low, recommending a \$40 late fee.

AGREED: David Boyd moved to amend the Collection Resolution to set the late fee at \$40, late at 15 days. Bob Erickson seconded the motion which passed without opposition.

Cash Handling Resolution: Manager La Voie suggested that the Board consider adopting a cash handling resolution which would direct CMI in handling the cash flow of the loan payments in the event that insufficient funds are collected in any month to pay the structured loan payment. CMI would have direction on where to borrow money for the shortfall without having to call the Board to determine a course of action. La Voie added that the resolution could be amended by the Board at any time in the future. Mutual of Omaha will allow the Board to reamortize the loan once each year without affecting the interest rate. This would allow the Board to funnel excess funds into the Reserve Fund. Erickson stated that more prepayments would be an advantage to the Association throughout the course of the loan, and it may be prudent to set aside the prepayments to cover any delinquencies. Boyd suggested that a contingency account be created to hold the prepayments.

Since Boyd negotiated the loan with the bank, Jason Grosz has stated that he cannot represent the Association in the closing. Jim Meyer and Bob Erickson, as officers of the Association, will need to be available to sign the documents when the closing has been arranged. Sara Bourne wanted the owners to be aware of all of the work that David Boyd has put in on behalf of the Association, to which the owners responded with a loud round of applause.

July Opsis Funding Proposal: Sara Bourne led the discussion surrounding the Opsis proposal for funding needed to pay for work in July. Originally they had estimated the cost at \$40,000, but the proposal received after 4:00 pm today is now \$33,673. Boyd acknowledged the concern of spending this money, but cited that it was not schedule driven. He explained the design/bid/build model, a process for designing and building a large project. This process is longer, in that the architects would produce a specification for a project and put it out to bid to several contractors. Once a contractor is in place, you would then go to the bank to secure financing.

continued on Page 8

Draft Minutes -- July 1, 2015 *continued from Page 7*

Mutual of Omaha is only providing for a twelve month build window, and cannot guarantee a rate lock without the project starting by November 15. The Federal interest rate has increased 3/8% since Mutual of Omaha locked the rate for this loan. Funding Opsis in July provides stability to the loan and the project, as materials costs are increasing, and any delay would add costs to the project. If the project is not complete by November 15, 2016, the Association would have to renegotiate the loan, and an increase of 3/8ths percent would increase owner payments to \$51 per month. Boyd stated that the goal is to open the pool in time for the 2016 season, but that is not the driving factor, which is to lock in the loan interest and get the project started.

Bob Erickson asked to address the funding of the Opsis proposal as there had been questions regarding the availability of the funds. Erickson focused on current assets, and the designated capital and undesignated funds. The \$166,137 cash in the bank will be used to fund the remainder of the operating budget. There is an additional \$138,000 in funds 1790 and 1793, contingency funds that are only accessed in the event that the checking account drops to zero. These funds are available to the Board for emergencies and unexpected expenses, and when these funds drop to a low level, the Board generally needs to ask the owners to increase dues. The last increase was meant to last for the next three to five years. Sarah Gauntt asked if these funds were tapped to pay the Opsis July proposal, if the money could be reimbursed from the loan draw, and all agreed that this is the process that should be taken.

Linda Marshall stated that this is an extraordinary opportunity to safeguard the interest rate, and that it was not deficit spending. Boyd stated that one month's delay at this point in the project could translate into two months delay with the permitting process. The intent is to minimize the risk of the interest rate increasing.

Owner Jim Poland stated that he is impressed by the Board for the thoughtfulness of their approach to this project. He stated that he was involved in prior projects that did not pass, but this Board has narrowed the risk and he is impressed.

Owner Nikki Sparr stated that she cannot share Jim's enthusiasm and confidence in the vote, as he feels that it is too close to call. She noted that the survey was filled out by those who support the project. Those who are against the project did not fill out the survey, but they will take the time to vote against the project. She stated that it is too risky to proceed with approval of payment to Opsis before the vote has been held.

AGREED: David Boyd moved to approve the Opsis July funding proposal in the amount of \$33,673. Sara

Bourne seconded the motion which passed without opposition.

General Contractor Recommendation: Sara Bourne led the discussion of the process to determine which contractor the Committee would recommend to the Board. She discussed the different strategies of CM/GC (Construction Manager/General Contractor) project delivery and Design/Bid/Build, where CM/GC brings the contractor to the table early in the project, rather than designing the project and putting it out to bid, which would take several months longer. The Committee recommends that the Board approve the CM/GC approach. The Committee interviewed five contractors: Evans, Zurbrugg, Bremik, R and H, and Team. Anderson Pool Works will design and build the pool, working under whichever General Contractor is chosen by the Board. The Committee was impressed with several of the contractors, but is confident that Mack Thames and Team Construction will be the most effective choice. Team also came forward with a creative idea to save time, proposing to begin the demolition of the existing facilities this fall, prior to the completion of the design process. A demolition permit will be easy to obtain. This will also allow them to remove the dirt in drier conditions, and be able to uncover any unknowns and mitigate any issues prior to the start of construction. The Committee recommends that the Board approve moving forward with Team Construction and Mack Thames.

Board members had the opportunity to comment on the process:

Sheila Brewer liked R and H Construction, but was impressed with Team, and believes that Thames will bring the project in under budget and ahead of schedule.

Tony Davis stated that he is excited to work with Team.

Sarah Gauntt added that she has only had positive interactions with Thames.

David Boyd stated that Team has the advantage of having Mack involved in the project for months to this date.

Bob Erickson voiced concerns that choosing Team and Thames may cause perception issues for the community. An architectural firm was chosen early on due to ties with the Association, but it was not a good fit for the project. Erickson is concerned that the Board may be rushing the decision, and would recommend an arms-length process to evaluate between R and H Construction and Team Construction.

continued on Page 9

Draft Minutes -- July 1, 2015 *continued from Page 8*

Sara Bourne stated that this is why the Committee interviewed five contractors. Seeking approval at this time gives an advantage to Opsis, as they will have access to Thames during this next phase. She stated that Thames will be working for free at this stage, as is Anderson Pool and their subs, until the project has been approved. They are taking the risk that they may not get paid for this work if the project is not approved by the owners.

AGREED: Sara Bourne moved that the Board retain Team Construction as the Construction Manager/ General Contractor for the Rec Center Project, with Mack Thames as the project lead. David Boyd seconded the motion. Director Erickson voted against the motion, with all of the other Directors voting in favor. The motion passed on a vote of eight to one.

Mack Thames was present and thanked the Board for this honor and privilege. He stated that he is open to the arms-length process that Erickson proposed, as he stated he has faith in his numbers.

V. APPROVAL OF PREVIOUS MEETING MINUTES - JUNE 3, 2015

Linda Marshall had previously circulated the meeting minutes for both the June 3, 2015 Board Meeting. The June 16 meeting minutes will be presented for approval at the July 8, 2015 meeting.

AGREED: Linda Marshall moved to approve the minutes from the June 3 Board Meeting as presented. Tony Davis seconded the motion which passed without opposition.

VI. BOARD MEMBER REPORTS

Treasurer: Bob Erickson presented the Treasurer's Report. Income for May was the highest year to date, due to the sign-ups for the Rec programs. Income for the month was nearly \$49,000, and expenses for the month were \$29,400. Erickson stated that 70% of the annual budget has been spent during just 66% of the year. There has been little change in the reserve fund. There are eight homeowners with outstanding homeowner fees, three of which are for multiple years. The total amount of outstanding dues is \$8,000, down from \$36,000 earlier. The Landscape Maintenance line item is over budget year to date, but it was also over budget at this time last year. Erickson recommended that the Board increase that budget for the next fiscal year.

Recreation: Sheila Brewer presented the Recreation Report. Everything is running fine. All of the classes are full, and the tennis camp is also full!

Building Committee: Sara Bourne reminded those present that the Rec Center vote will be held from July 20 through August 3. There will be a mailing sent to all owners on July 10. The Committee is working on a brochure for the

vote. Bourne encouraged everyone to visit the website as all of the project information has been updated.

Architectural Review Board: Tony Davis presented the ARB Report. Fourteen forms have been turned in, and ten have been approved. Four were returned for additional information. The Committee is expecting three additional applications in the near future. The Committee has approved the arch application for renovations to the main entry sign.

Compliance Committee: Linda Marshall presented the report for the Compliance Committee. Six letters have been sent out since the last meeting. One hardship case has been identified. Jim Meyer has arranged for volunteers who have agreed to help get yards into compliance. This would be a one-time offer, and not an ongoing maintenance agreement.

RV Lot: David Boyd presented the RV Lot report. All payments have now been received for fiscal year 2015.

Maintenance Committee: Todd Cooper presented the Maintenance Committee Report. Cooper reported that Anderson Construction was able to obtain two used boilers for the pool at a cost of \$500 each. If the boilers cannot be integrated into the new pool equipment, Anderson will buy them back. The original quote for the boiler replacement was \$11,000. Cooper thanked David Boyd and Mack Thames for their assistance in procuring the new boilers.

Cooper also reported that he has received a quote for the entry sign. It would cost \$10,000 to cut 16" off of the top and cap the timbers. And additional \$2,500 would be required if the Board decided to use carriage bolts in place of the existing lag bolts. The carriage bolts would add stability to the sign, where the lag bolts have contributed to some of the rot issues. The cost to replace the existing sign with new timbers starts at \$35,000 for the wood alone. It was noted that the lamp on the sign is crooked.

Cooper stated that he is working on a return on investment report for adding a sprinkler system to the soccer fields.

Survey Says: Jim Meyer called attention to the on-line survey regarding weed control. He stated that there have already been some good ideas posted for environmental-friendly weed control.

VIII. ADJOURNMENT

AGREED: Sarah Gauntt moved to adjourn the meeting at 10:00 PM. Bob Erickson seconded the motion, which passed without opposition.

DRAFT BOARD MEETING MINUTES -- July 8, 2015

MINUTES OF THE SPECIAL BOARD OF DIRECTORS
MEETING OF THE OAK HILLS HOME OWNERS
ASSOCIATION HELD ON JULY 8, 2015 AT 7:00 PM, AT THE
OAK HILLS CHRISTIAN REFORMED CHURCH, 2800 NW
153RD AVENUE, BEAVERTON, OREGON.

PRESENT: Jim Meyer, President
Bob Erickson, Treasurer, ARB
Sheila Brewer, Director, Recreation
David Boyd, Director, RV Lot
Tony Davis, Director, ARB
Sarah Gauntt, Director, Communication

ABSENT: Sara Bourne, Vice-President, Building
Linda Marshall, Secretary, Compliance
Todd Cooper, Director, Maintenance

BY INVITATION:

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

OWNERS AS LISTED ON THE ORIGINAL SIGN-IN SHEET

I. CALL TO ORDER

The meeting was called to order at 7:03 PM by President Jim Meyer, and a quorum was certified. Meyer reviewed the agenda.

II. HOMEOWNERS COMMENTS

Owner Nancy Robbins stated that the Fourth of July fireworks this year were spectacular. The lunch, however, was not spectacular, and she stated it was too expensive for what was offered, three ribs and warm potato salad. She noted that hot food is supposed to be served hot, and cold food is supposed to be served cold. Sheila Brewer responded that they are looking for alternative caterers for the future.

Owner Darla Castagno inquired about the new approved house colors, and was curious how the dark colors gained approval. She noted two dark houses next door to each other, and stated that it was a mistake to approve that combination. The approval process for the "book" of colors was recapped. Tony stated that there is an approval process for colors that are not "pre-approved" and in the book. Bob Erickson stated that the process and the approved colors exist on the website. Castagno stated that she would like to be involved in reviewing the colors in the book.

III. BUILDING COMMITTEE UPDATE

Recreation Center Loan Proposal: David Boyd presented an update on the Mutual of Omaha loan. The loan closed on Friday. The Board approved the Collection Resolution at the last meeting which set the late fee for the special assessments at \$40. Attorney Jason Grosz informed Boyd that the late fee cannot be different for the annual

assessment and the special assessment. Grosz will draft a new Collections Resolution with the \$40.00 late fee. On the Special Assessment Resolution, the late fee is listed as \$50 on page 2, paragraph G. This will also be amended. Boyd asked that the Board approve the Special Assessment Resolution as amended. The Resolution will be added to the website so that owners could review it during the voting process.

AGREED: David Boyd moved to approved the Special Assessment Resolution with the change in the late fee from \$50 to \$40. Sarah Gauntt seconded the motion which passed without opposition.

Notification of the Electronic Ballot: Boyd stated that after looking at the cost of printing and postage, the Committee concluded that mailing the five page Resolution to all owners, along with the eight page brochure, was exorbitant. The only requirement is to mail the notice of the electronic vote ten days prior to the vote opening. The supporting documentation can be added to the website for owner review, and the brochure will be delivered to each door. Bob Erickson stated that he would like to see the final features of the project that will be included in the vote, so that the community will know what they are voting to approve, especially since there have been several permutations.

Jim Meyer stated that he would like to see a paper ballot mailed to all owners, along with the brochure. Discussion centered on whether renters would get access to paper ballots, and whether the paper ballots would introduce ballot stuffing or fraud. The option of a secrecy ballot was also discussed, as owners have the opportunity to request a secrecy ballot if 10% of the owners sign a petition to that effect. It was determined that a paper ballot would be beneficial, and that it would be mailed on July 20th if the secrecy ballot is not requested. The drafted notice will need to be revised accordingly.

AGREED: Sarah Gauntt moved to amend the method of voting by removing "You may contact the manager..." and adding "A paper ballot will be mailed to all owners by July 20. All paper ballots must be received by the Association's management company no later than August 3. The management company's contact information is supplied below. Only one ballot, electronic or by mail, may be submitted per homeowner." Tony Davis seconded the motion which passed without opposition.

IV. APPROVAL OF PREVIOUS MEETING MINUTES - JUNE 16, 2015

Linda Marshall had circulated the meeting minutes for the June 16, 2015 Special Board Meeting.

AGREED: Sheila Brewer moved to approve the minutes from the June 16 Special Board Meeting as presented.

continued on Page 11

AWARDS FROM JULY 4TH AND BEYOND

BY SHEILA BREWER, OHHA DIRECTOR

JULY 4TH CELEBRATION:

- **1st Place Float:** Sweet Chile of Mine by Noreen Carlson and friends
- **2nd Place Float:** Oak Hills Girl Scout Troop
- **Costume Walkers:** Clare and Isabelle Anderson
- **Special Mention:** Paige and Achod Goganian for their recumbent bikes/velos.
- **Big Kahuna:** Clay Carnahan

CHILI AND SALSA COOK-OFF

- **Salsa:** Kayleen Meyer won for her salsa verde fresca de cosecha propia, freshly made from her home grown tomatillos and green peppers!
- **Chili:** Dick Wiegman won for his chilli, which was not too sweet, not too spicy, just right!

FUN RUN WINNERS

BY ANDY KLUMPP, EVENT ORGANIZER

Here are the first-place finishers and their times for each race in each category.

5-MILE MEN:

Joshua Turinsky, 44:22, Grades 4 - 5
Westin Boyd, 42:03, Middle School
Brendan Wick, 32:07, Post High School - 34
Andy Hunter, 32:08, 35 - 49
Dennis Desloge, 31:35, 50 and over

5-MILE WOMEN:

Bailey Miller, 34:24, Middle School
Kirsten Bergstrom, 33:23, Post High School - 34
Angela Tran, 42:59, 35 - 49
Tracy Sickler, 46:23, 50 and over

2-MILE MEN:

Cash Greenke, 19:02, Crib - Kindergarten
Avery Cesar, 15:20, Grades 1 - 3
Max Dewey, 17:31, Grades 4 - 5
Collin Beyer, 14:15, Middle School
Michael Padilla, 24:57, High School
Samuel Adams, 15:41, Post High School - 34
Tyler Ryerson, 17:11, 35 - 49
Tim Cairns, 16:14, 50 and over

2-MILE WOMEN:

Daisy Greenke, 30:34, Crib - Kindergarten
Selina Larson, 26:39, Grades 1 - 3
Kiera Beyer, 17:11, Grades 4 - 5
Kayah Ryerson, 13:46, Middle School
Jacqueline Adams, 15:50, High School
Leeanne Barnard, 15:54, Post High School - 34
Christie Cesar, 15:22, 35 - 49
Melaney Auxier, 22:06, 50 and over

Draft Minutes -- July 8, 2015 continued from Page 10

Sarah Gauntt seconded the motion which passed without opposition.

V. BOARD MEMBER REPORTS

Treasurer: Bob Erickson presented the Treasurer's Report. More outside money was collected this year for the Fourth of July festivities than the last three years. There has been a total of \$16,493 collected by our awesome volunteers on the evening of the 4th. This is almost \$3,000 more than in previous years. This figure does not include donations from homeowners.

Fourth of July: Sheila Brewer commented that the new location for the food carts was well received. Her Committee is considering using the Square for processing credit and debit cards donations next year.

VIII. ADJOURNMENT

AGREED: Bob Erickson moved to adjourn the meeting at 8:13 PM. Sheila Brewer seconded the motion, which passed without opposition.

HIGH SCHOOL STUDENTS



The evening of Fri., Aug. 21 has been set aside for you! Starting at 9 p.m. and ending at 11 p.m., the pool will be open for you only! Come and hang out with us whether you go in the pool or sit poolside. We'll have music, food, drinks and games to play. Bring a friend! The evening is FREE!

DATES TO REMEMBER

BOARD MEETING

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

HIGH SCHOOL NIGHT ***NEW***

Friday, August 21
9 - 11 p.m. @ Oak Hills Pool

GYM RENTALS contact oakhillsrec@gmail.com

STANDING COMMITTEES

ARCHITECTURAL REVIEW

Tony Davis

503-412-8357

tonydavisohha@gmail.com

Bob Erickson

503-645-4024

robertkerickson@gmail.com

Carolina Mariani Queen

503-888-3459

carolina.mqueen@gmail.com

COMPLIANCE

Linda Marshall

503-645-32366

linda@cmarshallfamily.com

Barbara McCann

503-645-4161

barbrogm@comcast.net

Manuella Nicholas

503-645-2213

Nancy Robbins

503-614-9334

brr99@hotmail.com

BUILDING

Sara Bourne

503-789-2048

saraebourne@gmail.com

David Boyd

503-307-4583

hdcanboyd@juno.com

Sheila Brewer

503-690-0677

sheilaohha@gmail.com

Linda Marshall

503-645-2366

linda@cmarshallfamily.com

OAK HILLS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS

Jim Meyer President	President	14900 NW Northumbria Lane 503-828-4582	OakHillsHOAPresident@gmail.com
Sara Elizalde Bourne Vice President	Rec Center Renovation	15435 NW Perimeter Drive 503-789-2048	saraebourne@gmail.com
Bob Erickson Treasurer	Treasurer	15715 NW Oak Hills Drive 503-645-4024	robertkerickson@gmail.com
Linda Marshall Secretary	Internal Affairs	15135 NW Perimeter Drive 503-645-2366	linda@cmarshallfamily.com
David Boyd Director	RV Lot	14330 NW Belle Place 503-307-4583	hdcanboyd@juno.com
Sheila Brewer Director	Recreation	15129 NW Oakmont Loop 503-690-0677	sheilaohha@gmail.com
Todd Cooper Director	Maintenance	15595 NW Oak Hills Drive 971-255-3362	coopert@gmail.com
Tony Davis Director	Architectural Review	14579 NW Oak Hills Drive 503-412-8357	tonydavisohha@gmail.com
Sarah Gauntt Director	Communications	14645 Forestel Loop 971-777-5805	ohhoasarahg@gmail.com

Your source for all things Oak Hills related: www.oak-hills.net or [Facebook.com/OakHillsHOA](https://www.facebook.com/OakHillsHOA)