

**Stanford Townhouse Home Owner's Association  
Board of Directors Meeting  
February 10<sup>th</sup> 2010**

Sign- in, call to order, welcome ( 7:02pm)

Attendees: Nancy Butler-Neary (President), Robert Neary (Owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary), Carrie Ohren (Owner), Michelle Harris (Owner 1635 #6) and Dave Stubbs with Kurt Powell (Willamette Community Management).

Open Forum

1. Michelle Harris reported that they have a dog and that she and her husband pick up after the dog when he goes doo-doo but other dog owners are not. We have had issue with this before and Dave said about the only thing we can do is get it on film. The offenders could be occupants of Stanford town homes or not. Either way, it is against city ordinance and offenders can be prosecuted. We will all keep an eye out for offenders.

2. Michelle's second concern was the two parking spots adjacent to their townhouse. Michelle's husband parks his car in the north side garage and when cars are parked in either of the two parking spots near their unit he can hardly get in or out of the garage. The board took note of this and we may eliminate the parking in this area, or make it a bicycle or motorcycle parking area only. We will need to wait for drier weather to re-stripe or paint lettering in this area; this issue will be addressed at a warmer, drier date.

3. One last concern Michelle had was noise from the adjacent unit, #7, early in the morning at 6:00 am. She reported there was singing going on regularly at this time. Dave informed Michelle that she can call the police about the disturbance because city ordinance has noise regulations but Dave also mentioned a friendly visit to let them know how loud they are at that early hour may work also.

4. Jeff Ohren complained that he still had a big bare spot where the last big plant had died. Dave said it would be replaced soon, as the weather is warming.

5. Bruce noticed lots of brown spots around the property and Dave gave a run down on all the spraying going on to address the crane-fly issue. The crane-fly larva get into the grass and cause the brown spots but it sounds like Tru-Green is aware of our issue from Dave's report.

Minutes Report

1. Nancy gave the minutes from the last board meeting (December 2<sup>nd</sup>) an O.K.

Treasury Report

1. Bruce reported that we have a starting balance of \$28,649 and an ending balance of \$28,000 for the months of November and December. Our checking account gained \$285.50 over the November time period with deposits of \$2,719. In December we collected about \$2,500 and had a gain in our checking of \$569 but, we had many bills at the end of the year that reduced our total balance by \$650. Bruce doesn't have figures for January yet, but he said they will look a lot like December. He knows we collected approximately \$2,500 and that our gain in the savings account (for January) should be about \$550. Bruce will have exact numbers by the next meeting.

ARC Requests

1. None.

### Information and Input Items

1. Dave Stubbs reported on the landscaping. There has been spraying for crane-fly infestation of all the lawn areas. There will also be work going on in the courtyard area for the upgraded irrigation system.
2. Nancy and Bob reported on their trip to Newburg for the H.O.A. forum on Oct. 24<sup>th</sup>. There was a lot of good information like the hierarchy of laws that affect H.O.A.'s; federal, state, county, city and finally H.O.A. C.C.&R's.
3. Other information came from Nancy and Bobs report on the H.O.A. forum meeting like rules of order for meetings. The group had a long conversation about the dispute resolution process for complaints that may come up. Bob, Nancy and Dave had many good stories about the extent that these kind of problems could turn into. Nancy and the group thought it would be a good idea to make sure we are covered in this area. We will work on this area in the future to head off any possible problems. Alterations and or additions, may need to be made to our C.C.&R.'s.

### Decision Items

1. A decision on the parking situation between units #5 and Harris' unit #6 will be made at the next meeting and a painting correction will be made. We can repaint this area at that time since the weather will be more dry.
2. When another H.O.A. forum meeting comes up in Newburg or somewhere close, it would be a good idea for other board members to attend future meetings. The group was in agreement.

The board adjourned at 8:13 pm. The next meeting will be at Bruce's home May 5th at 7:00 pm.

Respectfully submitted, Jeff Ohren, Secretary.