

Minutes for Summit at Cooper Mountain HOA
January 12, 2005

Officers:

President Kari Hale Attended

Treasurer Bryan Paxson Attended

Secretary Jeff Wooden Attended

Attendance: 18% of homeowners attended the meeting.

Next meeting is on Wednesday, April 13th. Please mark your calendars today!!

Board business

I. Ratification of minutes from prior meeting

Minutes from 10/13/2004 were ratified, with the following corrections:

* Amend minutes to include a review of the storm drain landscaping design and to get a 2nd bid.

II. Treasurer Report

Bryan announced that collection of dues was going well. The forecasted expenses for this year will leave us with a large reserve. Board members raised the need to take a reserve for fence replacement along 185th in the future.

Even with the fence reserve, the Treasurer believes we will have adequate funds for maintenance and storm drain beautification projects.

Old Business

I. Storm Drain Proposal Update

Project Update: Beautification and maintenance improvement for the public area surrounding the storm drain area.

NOTICE to HOA: Final decision to be made in April, with work to start after that. If homeowners want to have input, please attend the April HOA meeting for your voice to be heard.

We circulated a picture of the design received from C&J Landscaping. The strip of land along 186th, bordering the storm drain area, will be populated with a variety of plants/shrubs.

Feedback:

- * The plan did not look very professional. The drawing was very rough and it did not have any "landscape design" to it. (Randomly scattered plants, no rock wall for contrast, etc.)
- * Do not put in cypress in back row, due to height concerns.
- * Other shrubs and trees look fine.

Motions:

- * Proposal to ADD ON cover plants on the hill behind the storm drain and drop cypress trees from original design. (Motion Passed)
- * Proposal to get a Monument/rock feature with a Cooper Mountain sign on it. (Motion Passed)
- * Proposal to get a new estimate from at least two landscaping contractors. (In addition to what we have from C&J Landscaping.) The new bids should reflect a low cost, basic plan. In addition, can explore additional cost/deluxe features with the ability to do the project in phases (over multiple years.) (Motion Passed)
- o Sandy Kumar and Scott Davison agreed to get the additional estimates and designs for review at next meeting.

II. Fence Staining Project Update

No activity since last update. The fence staining project was deferred to late spring/summer, due to weather.

III. Permanent solution to watering roses along 185th

Project halted when electric work would be unacceptable to the homeowners that had agreed to provide electricity to the sprinkler system.

Update since last meeting:

- * Solar panel was costly and large. (\$2500) Not possible.
- * Board will continue to investigate options, led by Bryan Paxson

IIII. CCR Violation Procedure

Jeff Wooden still needs to meet with the HOA attorney to review the notice/letters and we will be complete with this process.

V. CCR Tree Violations

Concerns were expressed about blocking views and diminished property value of the impacted homeowners due to lack of compliance to tree selections mandated by the CCR's. Additional concerns reflected the limited number of trees allowed, the lack of prior enforcement for new plantings, and the lack of compliance by builders prior to the board being formed (and afterwards.)

There was a proposal to have the street reps propose a tree ccr amendment to deal with trees out of compliance with CCR's and/or a height issue (blocking views.) The ideal amendment would allow flexibility, protect neighbors from lost value/sightlines, and deal with the trees already planted (retroactively.) Street Reps should seek input from their neighbors to ensure we have homeowner concerns baked in.

After review by the board and HOA feedback, we will need to get lawyer for accuracy, clarity, enforceability. Final step will be to seek approval for the change, by a majority of homeowners.

New Business

I. Discussion Topic: Do we want to be a part of Beaverton?
Beaverton is on an annexation path.

- * Topic was introduced but no action taken.
- * If anyone knows of a planned date for this, notify the board.

II. An attempted break in occurred in the neighborhood.
* Sheriff patrol was contacted and addressed the issue.

III. Summit at Cooper Mountain HOA Web Site
* A motion was passed to invest in a web site. Approximate cost is \$120/year.
* Steven Hale has volunteered to investigate and begin setup.
o Possible content to include a way to send the board email,

mailing list info (secured?), HOA processes, info on street reps, meeting dates/times/location, and meeting minutes.

o Stipulation was that it should not be attached to a personal account or hardware that is owned by a specific individual. The web site

content, upkeep, and ownership must be able to be passed with other responsibilities as we bring on new board members.