

## Minutes for Summit at Cooper Mountain HOA

July 19, 2006

Officers:

President	Scott Davison	Attended
Treasurer	Bryan Paxson	Attended
Secretary	Jeff Wooden	Attended

Attendance: 20% of homes were represented at the meeting.

### Future Meeting Dates:

- **October 18, 2006**
- **January 17, 2007**

**Meetings are always the 3<sup>rd</sup> Wednesday of the first month in each quarter.**

**A sign will be posted at the entrance to the neighborhood and email reminders will go out to remind you approximately 1 week before the meeting.**

### Board business

#### **I. Ratification of minutes from prior meeting**

Minutes from the prior meeting were not ratified at the meeting. However, the board has reviewed and published the minutes. They are posted on the HOA website. If you have any comments or corrections, please notify the current board secretary, Jeff Wooden.

#### **II. Treasurer Report**

The Treasurer submitted a quarterly report.

### Old Business

#### **I. Fence staining along 185<sup>th</sup> HOA property**

Getting bids has been delayed by availability of contractors. Scott is planning to close on this before summer is over. Homeowners that back up to the fence on 185<sup>th</sup> will be notified prior to the work starting, as the contractor will need access to water and power in Homeowner's yards. Homeowners do not need to be home for this work! Any questions, contact Scott Davison.

## **II. Centex requested a Summit at Cooper Mountain CCR amendment**

Centex property was inadvertently included in our CCR for inclusion in the SACM HOA. In order to comply with having separate HOA, Centex needs us to amend the CCR's to release these lots from our HOA. This will not affect any property rights for homeowners, but merely shift centex lot's to their future HOA. Centex has drafted amended CCR's and we will need a vote of all homeowners to ratify this change. Look for vote by mail ballots coming to your doorstep soon. Scott Davison is coordinating this with Centex.

## **III. Upgrade to entry monument**

Concerns raised that roses and fading signage obscure the view of our entry monument sign.

Proposal from Lou to put new signage over existing one, to highlight our name.

3 options were presented with costs that increase with quality of new sign. Costs were : \$500, \$750, \$1000

Decision: Move roses to enhance visibility after weather cools. In the mean time, clean and touch up the lettering on the sign. **(Lou Gerst will own cleanup. We'll revisit relocating rose bush at next meeting.)**

## **IV. Broken fire gate update**

Vandals broke the fence that blocks the fire lane at end of Marko, at 186<sup>th</sup>. While the lock is owned by the fire department, the fence is owned by the HOA and we must repair it.

Proposal is to use some simple hardware to clamp the broken piece back onto the fence. Proposal was approved. **(Bryan Paxson to do repair.)**

## **V. Maintenance of water treatment lot**

Maintenance and watering was stopped in the water treatment lot. The watering issue was resolved and the maintenance contractor was been contacted, who is resuming the service. As a result of the lack of maintenance, overgrowth covered our sprinkler system and Clean Water services drove over and damaged some of our sprinklers, requiring repairs be made.

As a result, the board is seeking alternate bids to our maintenance services with Green Co.

Scott will bring result of bids back to next meeting.

## **VI. Summer Picnic**

August 26<sup>th</sup> is the new (and final) dates for the annual Homeowner picnic.

Look for more information and signups.

## **New Business**

### **I. New HOA Board Secretary**

The term for Secretary was open, with the new term starting at the next meeting.

Michael Wells volunteered and will be the new board secretary.

### **II. New development proposal of Miniature Roses property**

Blue Sky Planning has announced that a proposed development will be built where the Miniature Roses property is. (Top of hill, above dead end at 186<sup>th</sup>.)

A public meeting is scheduled for August 16<sup>th</sup>, at 6pm. Meeting will be held at the TV Fire and Rescue station at 20665 SW Blanton St.

All Homeowners are encouraged to attend! We will have similar challenges to deal with as we recently experienced with the Centex. This is a NEW group of developers and are not affiliated with Centex.

### **III. Private document shredding**

Lou Gerst participates with community policing. They are sponsoring an event which will provide safe and secure shredding of confidential documents. To participate, you would bring your documents to the event and watch while they are shredded for you.

When: Saturday, September 30th from 10 to 1

Where: City Hall, Beaverton.

What does it cost: Nothing! However, a donation of a can of food is requested.

### **IV. Homeowners encouraged to mind their pets**

The street reps and board have gotten several complaints of noisy animals and pets going to the bathroom on neighbor's lawns. The pet's owners need to be responsible for their pets and considerate of their neighbors.

Did you know that an animal's urine can kill healthy grass? I didn't either. So, please don't let your animals out without supervision and avoid letting them use your neighbor's lawn!