S P R I N G R I D G E
HOMEOWNER'S ASSOCIATION
B O A R D M E E T I N G

March 23, 2010

M I N U T E S

Meeting Location: Pizza Caboose Restaurant, 3276 N.W. 185th Ave. Portland

Board Members Present: Vern Rupp, Marc Million, Brian Nebrensky, Chris Cavender. Board Member Absent: David Hirschi.

1. 6:10 P.M. OPENING OF MEETING
Minutes Provided for review: January 28, 2010

2. REVIEW OF AVAILABLE FUNDS:
Current Funds Available as of bank reconciliations (2-28-10):

Townhouses	**$ 18,315.16**	**Houses $ 4,404.67**	**Operating Accounts**
Townhouses	**$ 58,070.14**	**Houses $ 8,261.16**	**Money Market Accounts**

Homeowner payment account balances provided for review:
There was discussion of the issue of delinquent balances which would be turned over to a law firm for collection if the Board agrees to sign their legal contract for this process.

3. <u>OLD & NEW BUSINESS</u>

a. <u>Landscape & House Addition Proposals: 5500 NW Tamarron Place:</u> There was open discussion and review of a homeowner proposal for a house addition and a landscape improvement proposal. There was a motion passed to accept the proposals as presented with the stipulation that the landscape work be completed within 90 days of the start date and that the addition proposal be completed within 4 to 5 months of the start date. The approval is just based on the architectural appearance. Any and all necessary permits for changes and construction etc. are the responsibility of the homeowner.

b. <u>Roofing / Townhouses:</u> There was open discussion of problems with soft areas of the roofing that will need to be addressed at some point. Vern reviewed the current condition of the roofing with Snyder Roofing and several soft areas were identified. There was a motion passed for Vern Rupp to consult a roofing consultant and legal counsel on possible options with the roofing issues and the contract of the roofer that had installed

Roofing / Townhouses: (continued from page one)

the roofing. It was also mentioned that it would be good to issue in a newsletter to homeowners the necessity for townhouse owners to consistently to use their vent fans in their bathrooms and kitchens to help with ventilation. The flat roofing design can lead to moisture issues in the small areas between the interior ceiling and the outside roof membrane. There is not the typical attic area for ventilation as there would be with a slanted roof.

There was also discussion of a leak situation related to 5314 and 5320 NW Innisbrook Place. Vern Rupp agreed to follow up with a roofer for the necessary exterior repairs. There was a motion passed for Vern Rupp to hire a roofing contractor as necessary for the repairs to the outside related to the roofing, drainage and scupper.

c. Collection Process Discussion: Attorney Agreement.
There was open discussion and basic explanation from the property manager as to how the collection process should work with the law firm of Vial Fotheringham. Vern Rupp is to review the agreement further with a separate attorney before there is any commitment to use their services for collection of unpaid dues.

d. Violation Issue: There was discussion of a homeowner who is consistently in violation with the parking of his travel trailer in front of his home on a regular basis. There was a motion passed to assess a $100 fine monthly each month that the trailer is discovered at the property with possible legal action to consider at some point for collection of the fines if the violation continues.

Next Meeting: Tuesday, April 27th, 6 PM.

**** ADJOURNMENT: 7:25 PM**

Respectfully Submitted,

Tim Benintendi
Property Manager, Broker