

SPRINGRIDGE H.O.A.

BOARD MEETING

April 16, 2009

MINUTES

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

BOARD MEMBERS PRESENT:

Vern Rupp, Marc Million, David Hirschi, Eric Muhly.

1. 6:00 P.M. OPENING OF MEETING

Minutes of last two Board Meetings:

February 19, 2009, March 19, 2009 were provided for reference.

2. REVIEW OF AVAILABLE FUNDS:

Current Funds Available as of bank reconciliations (3-31-09):

Townhouses \$ 19,990.03 Houses \$ 1,575.71 Operating Accounts

Townhouses \$ 47,634.54 Houses \$ 8,200.52 Money Market Accounts

Main Reports for Annual Meeting:

Reports were reviewed and approved for the upcoming annual meeting.

Income and Expenses

Actual Vs. Proposed Expenses

Proposed Budget

Annual Meeting Minutes provided from last year were also provided.

Homeowner payment account balances provided for review:

The severely delinquent properties have been liened.

Proposed Late Fee Policy of \$25 after 25 days late? (Need Board Motion)

The possible late fee issue was tabled for now.

3. OLD & NEW BUSINESS

a. Tax Returns to be signed. Vern kept the tax returns to sign and mail in.

b. Management Agreement to be signed. The existing agreement was reinstated and signed again with a new addendum.

c. WEB site discussion. There was open discussion of possibly having a Web page for Springridge HOA to provide minutes, bylaws, etc. on the Affinity Group site for convenient access to owner, renters, realtors etc.

d. Basketball Hoops: There was discussion of this topic but no change to the policy as published in the April newsletter.

e. Landscape Proposal: There was a motion passed to allow a homeowner to remove up to 16 evergreen type trees from their lot at 19610 NW Rock Creek Way as long as the homeowner takes responsibility for any necessary permits or governmental approvals etc.

f. Window Proposal: There was a motion passed to allow Vern Rupp to provide the final approval regarding 5326 NW Innisbrook Place after reviewing the window proposal with the homeowner.

- g. Tree Issue: There was a motion passed to allow a tree to be removed at 5485 NW Tamarron Place as long as the homeowner takes responsibility for any necessary permits or governmental approvals etc. and grinds the stump if visible from the street or neighbors.**

Next Meeting: Annual Meeting, Thursday, May 28th 6 PM.

**** ADJOURNMENT: 7:20 PM**

**Respectfully Submitted,
Tim Benintendi
Property Manager, Broker**

**Approved,
Vern Rupp
Springridge HOA President**