

**SPRINGRIDGE
HOMEOWNER'S ASSOCIATION
BOARD MEETING**

September 22, 2009

MINUTES

Meeting Location: Pizza Caboose Restaurant, 3276 N.W. 185th Ave. Portland
Board Members Present: Vernon Rupp, Marc Million, David Hirschi, Brian
Nebrensky. Board Members Absent: Eric Muhly, Chris Cavender. Pg. 1 of 2

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

Minutes Annual Business Meeting: May 28, 2009

There was discussion of the minutes with a need to clarify the Board member terms and Vern Rupp is to approve of the final version of the Minutes before issuing to homeowners.

2. REVIEW OF AVAILABLE FUNDS:

Current Funds Available as of bank reconciliations (8-31-09):

**Townhouses \$ 23,217.00 Houses \$ 11,204.75 Operating Accounts
Townhouses \$ 51,895.09 Houses \$ 8,232.83 Money Market Accounts**

Homeowner payment account balances provided for review:

There was open discussion of the delinquent balances and the need to do more than ongoing liens. The property manager mentioned a law firm that specializes in HOA collection of delinquent accounts. If possible we will schedule them to attend our next Board meeting and explain their program.

3. OLD & NEW BUSINESS

- a. Satellite Dish Fines: 2 townhouses with satellite dishes on the front received prior notice and phone calls were issued. They claim that they cannot get signal on the back side of their building. I have asked for documentation from the signal provider on this issue but have not yet received any from them. There was a motion passed to send a letter with a deadline of October 31st to remove the dishes or they will be charged a \$50 fine, and \$25 monthly thereafter unless their satellite provider gives written documentation that there is no other location for the signal even on a pole in the back etc. Also part of the motion is the offering of half payment up to \$100 for the cost to relocate the dish to a suitable Board approved location.**

3. OLD & NEW BUSINESS (continued from page one)

- b. WEB site follow up discussion (www.AffinityGroupOregon.com).
Need board motion to proceed with set up. The cost is a \$50 set up fee and \$20 monthly to be split between houses and townhouses.
The administrative costs that would be saved should pay for this and it would be split between houses and townhouses.
There was a motion passed to move forward with putting the basic HOA information on the Web page at the cost agreed upon.

- c. Defining of Board Member Terms:
There was consensus following the Annual Business Meeting concerning Board member terms as follows:
Vern Rupp—1 year, Marc Million—1 year, Brian Nebrensky—2 years, David Hirschi—3 years.
There was also a motion to not continue with the terms of Eric Muhly and Chris Cavender as they have not been attending the last several meetings. If they were to begin attending meetings again prior to the next annual meeting in 2010, they could be reconsidered as Board members at that time and their absence could be considered a sabbatical.

Townhouse Roof and Gutter Cleaning: Interstate Roofing

There was consensus to move forward with the necessary work on the townhouses and Vern Rupp will need to sign the Interstate Roofing agreement to do the work.

Vendor Sharing of Information: There was general discussion of the benefit to consider a link on the new web page for Springridge HOA to list vendors that may be able to offer volume discounts for doing multiple properties while in the area. Some of the work examples might be yard work, roof and gutter cleaning, power washing, interior and exterior painting, carpet shampooing etc.

Next Meeting: Tuesday, October 20th. The property manager is to verify with the attorney from Vial Fotheringham, concerning collection of delinquent accounts to see if they can attend on that evening or what other date might be acceptable.

** ADJOURNMENT: 7:15 PM

Respectfully Submitted,
Tim Benintendi
Property Manager, Broker

Approved
Vernon Rupp
Springridge HOA President