

Bauer Crest Homeowners' Association Board Meeting

Bauer Crest Homeowners' Association
P.O. Box 91022
Portland, OR 97291

Wednesday, February 25, 2009
Time: 8:00 P.M.

Location: The home of Rob Nees

Attendees: George Austin, Rob Nees, John Krause, Marcia Salmieri, John Eickelberg, Sara Roth, Melissa Salvador, Brian Lee
Not Present: Cindy Li, Sue McConnell, Tim Oliver

TOPICS OF DISCUSSION

1. Saltzman Road Project Update (George Austin)

George spoke to the project manager (Matt Kostagon). It was confirmed that the county will repair any damage to the irrigation system. The grade of Saltzman Road will be slightly changed; it could be raised or there could be modifications to the slope. The project needs to come into the Bauer Crest neighborhood approximately 100 feet to match the grade to Saltzman moving to the right from 128th to Coleman on the lawn of the entryway in the public area. The project includes plans to put in sidewalks, bike lanes and a planter strip. There will be a new traffic light at 128th. There will also be a light at Dogwood Street. The project is scheduled to start late spring. John Eickelberg agreed to take over monitoring this project.

2. Treasurer Report (Marcia Salmieri)

Marcia has followed up in person for collection of dues. Six homeowners still owe their dues. Past due invoices including finance charges will be distributed on 2/28/09. A credit from TVWD will come this summer on the first water bill. Anticipate this credit to be \$500. Marcia and Rob will work with Tim to update bank signature cards. Additionally it was agreed to move banking to a more convenient location. Marcia/Rob/Tim to coordinate.

3. Landscape Report (Brian Lee)

Brian is coordinating the neighborhood backflow testing. The plan is to have an email blast go out in March, giving homeowners one month to sign up to participate. Actual testing to be conducted in April. Board agreed to defer plantings and improvements along Saltzman Road due to the road construction. Board discussed changing plantings near "Bauer Crest" entry sign to be perennials or shrubs versus annuals that are replaced twice per year. These plantings cost approximately \$600 each time. It will be spring/summer 2010 before we undertake new plantings because of road project. Homeowners could expect entry to look torn up due to road project. Board also discussed idea of a "work party" to clean up some of the blackberries and

overgrown shrubs along Saltzman. Brian to work with the landscaper and determine how to proceed.

4. Architecture Report (Melissa Salvador)

One home improvement approval request received from Rob Nees. Melissa to review during the daytime.

5. Newsletter (Rob Nees/Sara Roth)

Board discussed upcoming newsletter. Sara to send out the most recent newsletter to board members for review. Chairs to create brief articles and return to Rob by Friday, March 6. Rob to create president's message and send entire newsletter to Sara by Friday, March 13th for email and door-to-door distribution. Some items to be included are:

- a. Reminder about being a "good neighbor" and not allowing dog barking late at night.
- b. Information about driving incident witnessed by Cyndy Coughlin.
- c. Polling homeowners regarding interest in garage sale.

6. Neighborhood Directory (Sara Roth)

Directory will be printed and distributed as soon as Tim's travel schedule allows. Sara to send soft copy to Tim and coordinate door-to-door distribution

7. CCR Ballot Update (Sara Roth)

Lawfirm has received 64 "yes" votes and a handful more are needed. Board reviewed the list of non-respondants and noted that there may be some duplication of addresses. Sara to clean up spreadsheet to ensure only one line per address. Marcia took several addresses to follow up with.

8. President's Report (Rob Nees)

John Krause reported that the website has been moved to Google Apps. John distributed a hard copy document with instructions for board members to set up email accounts and to post documents. Board agreed that information for homeowners to access the intranet will be communicated in a newsletter. Board to set up their email accounts and review documents that are posted and make any necessary updates. Sara to review the homeowner email list and distribute to team.

Next meeting: May 2009.

Sara Roth, Secretary