

Bauer Crest Homeowners' Association Board Meeting

Bauer Crest Homeowners' Association

P.O. Box 91022

Portland, OR 97291

December 7, 2011

Time: 8:30 P.M

Location: Brian Daisy's house

Attendees: Mark Waldman, Lloyd Bernstein, Sam Mattson, Brian Daisy, Dean Stoyer, Kalpana Berman

TOPICS OF DISCUSSION

1. CC&Rs

- a. CC&Rs passed with 78% voting in favor.
- b. Will add cap on yearly dues. Lloyd to work with lawyer.
- c. Need to develop roofing guidelines. Will ask for volunteers at the annual meeting to form a subcommittee that will work to create a set of roofing options to present to the board.
- d. Final decision on pre-approved guidelines will be made by the board
- e. Roofing committee will have a max of 5 people. If more than 5 people volunteer, board will randomly pick which 5 will be on the committee.
- f. Committee will have 60 days after the annual meeting to present the options to the board, after which the board will have 30 days to choose the final package/guidelines.

2. Speeding Concern

- a. A few home owners have voiced concerns on cars speeding in the corner of Caitlin and 127th and Northrup and Caitlin. They have suggested we add speed bumps.
- b. County probably not responsible since we are unincorporated
- c. Discussed signage and asking homeowners and their teenagers to be conscious of kids and their safety while driving
- d. Will bring up topic at annual meeting

3. Landscaping

- a. Board wants to redesign the landscaping/bedding in the front entrance of Bauer Crest.
- b. Some trees are blocking the front entrance light posts. Not sure whether trees are in homeowner property or not, and whether HOA should take care of it.
- c. Current cost of landscaping for Bauer Crest is \$650/month. Mark needs estimated costs for next year.
- d. Lawn behind yellow house (near gate) needs to be taken care of landscaper. Right now homeowner is taking care of it.
- e. There is probably a beetle infestation in the strip between Saltzman fence and homeowners fence. Current bid is at \$13k. Discussed whether homeowners or HOA is responsible.
- f. There is a Dead tree on HOA property on 128th that HOA needs to get rid of.

- g. Sam will provide 2012 estimate, get bids on front entrance and removal of dead tree, and follow up with landscapers to work on various items.
4. **Annual meeting Planning**
- a. Annual meeting to be held January 22nd.
 - b. Topics include: Year End Report, Elections, CC&R passing – roofing committee formation, Announcements/feedback on: Speedbumps, Caps on HOA dues.
Landscaping: front entrance and beetle infestation, Anonymous letters
 - c. Kalpana to send out formal announcement on annual meeting and dues