

**BAUER CREST HOMEOWNER'S ASSOCIATION
BOARD MEETING MINUTES – August 21, 2012**

Date: August 21, 2012
Time: 8:00 P.M.
Attendees: Brian Daisy, Cameron Wagner, Lloyd Bernstein, Julie Folkerts, Sam Matson (Proxy)

TOPICS OF DISCUSSION

1. **Call to Order & Meeting Minute Approval**
2. **Board Report**
 - a. **Treasurer's Report**
 - i. All dues except for 1 house have been paid – if not paid soon, will look at collection agency as an option
 - ii. Approved final payment of HOA lawyer bill. Need to budget for additional lawyer fees re Roofing Guidelines going forward
 - iii. All other finances are in order
 - iv. Will follow up with State of Oregon re reporting obligations.
 - b. **Architecture Report**
 - i. Roofing:
 1. Working with roofer and have narrowed down options to three different manufacturers.
 2. Will work with subcommittee to narrow down roof color choices
 - ii. HO's need to seek approval for major landscaping changes
 - c. **Landscaping Report**
 - i. Will put HOA Maintenance out for bid including current contractor
 1. To include front plantings on semi annual basis
 2. To include weeding/pruning
 3. To Include Sprinkler service
 4. To Include Swamp area
 - ii. Need to budget for new sprinklers and hose bid at front entrance
 - d. **President's Report**
 - i. Final CC&Rs and Bylaws have been filed and recorded with County including resolution re 5% cap on Dues.
 - ii. Roofing guidelines
 1. Continue to work with Cam Wagner and outside consultants to develop formal document and identify approved materials.
 2. Goal is to have Special Meeting in fall to make presentation to HOs before finalizing
 3. Subcommittee re final selection and colors
 - iii. Will need to update budget going forward to include:

1. New scope of landscaping
2. New Sprinkler/water system at front entrance
3. Lawyer re Roofing Guideline final
- iv. HOA Insurance Claim re MVA
 1. Working with County re their property repairs
 2. Working with State Farm re HOA damage repairs
 3. Working with Roth's r coordinate with their lot repairs

3. Miscellaneous

- a. Continue to remind neighbors not to speed due to the large number of kids in the area re back to school
- b. Hospitality Chair resigned re No Block Party
- c. Coordinate re Welcome Packages for new neighbors
- d. Positions open 2013
 - i. President
 - ii. Vice President
 - iii. Landscaping
 - iv. Hospitality

Lloyd Bernstein, President