

**BAUER CREST HOMEOWNER'S ASSOCIATION
ANNUAL HOA MEETING MINUTES 2014**

Date: January 26, 2014
Location: Cedar Mill Library
Time: 3:00 PM

TOPICS OF DISCUSSION

1. Architecture

- a. Everything going smoothly with new roofing guidelines. There were 3 new roofs approved

2. Landscaping

- a. Sprinkler in the front entrance appeared to be broken, and will get fixed
- b. Board requested to look at quotes to clean up the area between the fence (white and brown fences) for houses facing Saltzman. Received quotes ranging from \$3800-\$4800 depending on how many yards
- c. Dead tree in entrance will be removed. Total cost is ~\$915 to remove the old tree and replant the new one.
- d. Another tree looks like it may die, but will monitor in the winter
- e. Received quotes to prune cherry trees. Pruning 7 of them would cost \$2098.
- f. New spring flowers were recently planted
- g. Board is looking at timing and options to replace the white fencing. Initial quotes for 3 options:
 - i. Cleanup and painting - \$3400
 - ii. Replacing the fence with the same type of wood - \$61k
 - iii. Replacing the fence with new PVC material - \$53k
- h. Requests were made to check on more options for the fencing: checking on quotes for just 2 rails, shortening the fencing on Saltzman, hiring someone to do just some of the replacements

3. Budget

- a. We came under budget in 2013. Actuals were \$15K while the budget was \$21K.
- b. 2014 budget is at ~\$21k
- c. Reserves are at ~\$40k
- d. Board will take a look at a couple major expenses in the following years: replacing the fencing, and replacing the mailboxes with more secure ones.
- e. Dues may be raised to accommodate for the above given we have stayed flat recently

4. General

- a. Annual HOA dues of \$245.85 are payable by February 28, 2014
- b. Please include lot # in check and send to:
Bauer Crest Homeowner's Association
PO Box 91022
Portland, OR 97291

5. Board Positions

- a. Treasurer, Secretary, and Architecture are open for the next 2 years
- b. John Eickelberg (currently serving as VP) elected to replace Cameron Wagner for architecture
- c. Hospitality is still open though
- d. Please contact board if there is interest in secretary, treasurer, or hospitality

Kalpana Berman, Secretary