

**Bauer Crest Homeowners Association  
Quarterly Board Meeting  
July 29, 2018**

Attendees:

Board members: Bill McConnell, Katie Fairhart, Tessa Hanover, Michael Parsons, Frank Raimondi

Guests: Ed Hamilton, Ken Hanover

Called to order: 7:01 pm

Presentation by Community Association Partners

- Ed Hamilton, President
- Presentation/review of their services and proposal for BC HOA
- Full service HOA servicing company
- Manage 65 associations in Oregon
- Appx. \$10 per home per month cost to the HOA

Financial Reporting: (Katie)

Landscaping (Michael)

- Sprinkler repair (Marty)
  - o Still looking for leaking valve
- Tree replacement
  - o For the bottom of 128<sup>th</sup>, have funds available to replace
- Looking at options
  - o Japanese stewada, not higher than 25ft.
  - o White flowering dogwood
- Timing: Michael to continue looking and provide options by October for planting in November.

Architectural: (empty – Bill acting)

- Received three requests, all reviewed and approved
  - o Fence: wooden on sides, metallic on back of property
    - Approved, with exceptions that will be documented
  - o Fence changes (approved)
  - o Painting on Caitlan, taupe with beige trim
- Fence cleaning: do have some budget, but Frank will try

Hospitality (Tessa)

- Block party – full budget (\$467) available
- Have a HOA Board table with budget and recruitment, management company information

#### 2018 & 2019 Budget Review & Planning

- 5% increase in 2019 brings annual dues to \$275
- Motion made to increase annual HOA fees to \$275
  - o Katie motioned, Michael seconded
    - All voted to **APPROVE**
- Bill to prepare for handout at Block Party, showing four options
  - o 5% increase
  - o \$375 landscape maintenance increase
  - o \$100 per household
  - o Combination Landscape and Management company

#### General Topics/New Business:

- Parking

#### MEETING ADJOURNED

8:50pm

#### NEXT MEETING

- Regular quarterly board meeting
  - o November 18, 4pm
  - o Objective: to prepare for Annual Meeting in January
  - o Location: Cedar Hill Library

#### ACTION ITEMS:

- Michael get more tree info
- Bill to secure location for November meeting
- Bill to remodel spreadsheet to be shared at Block Party