

**Bauer Crest Homeowners Association
Quarterly Board Meeting
September 17, 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 128th, 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