

MINUTES FROM APRIL 19, 2005
Meeting of the Oakview Heights Homeowners Association

Meeting was unofficially opened by Ray Bourne and Randy Johnson at 7:05 p.m. Ken Curry was absent due to military obligations and Michelle Lee was not in attendance at this time. Since there was not a quorum present, we were unable to initially conduct any official business.

Sign-in was circulated and signed by those in attendance. 18 lots were represented.

Ray Bourne did share the latest on the audit. It has been completed through the year 2001. The auditor moved and a new auditor will need to be secured.

Treasurer's Report was submitted.

Michelle Lee arrived and the meeting was called to order.

Burlington Rail

The ownership of the rails at the entrance to the subdivision changed ownership from Chehalis Western to Tacoma Rail. Tacoma Rail has different requirements than Chehalis Western but OHHA was not informed of such. Because of this, OHHA is considered by Tacoma Rail to currently be in default. They are asking for us to reapply for the easement with a \$500.00 check and to secure insurance in the amount of \$ 5 million per occurrence/10 million aggregate.

Motion was made, seconded and approved to show good faith by reapplying and sending the requested \$500.00 check.

Ray Bourne will attempt to meet with Tacoma Rail and request a lower insurance amount. Mrs. Vendetti will check will State Farm regarding coverage availability and cost.

OHHA Proposed Addition

Mr. Gary Erb (the owner of the property between Oakview Heights and 507) and Mr. Bob Etteldorf were in attendance to share about a proposed addition to Oakview Heights. They were also interested in the easement issue with Tacoma Rail since any new homes would be accessed using the same rail crossing.

Various homeowners brought up concerns regarding a left turn and/or traffic light on 507 to handle additional traffic, covenants, association fees, greenbelts and water pressure. Mr. Etteldorf was given a copy of the current covenants for OHHA. Mr. Etteldorf responded that the normal process would be gone through to include a public hearing with the City of Roy and approval of the County Health Department.

Road Maintenance

Some road areas around drainage grates and other areas are showing signs of wear. While it was noted that it is cheaper to repair things sooner rather than later-a motion was made, seconded and unanimously passed to wait another year to repair the roads.

A motion was made, seconded and passed to wait another year to look into seal coating the streets.

Entrance Maintenance

We continue to have issues with drivers tearing up the grass entrance and the sprinkler heads. The issue was discussed and Hans Kensler will explore the cost of putting curbing on both sides of the entrance up towards the railroad crossing stopping just prior at the end of the fence. Tom Vendetti will look into the costs of putting boulders in the same location.

Mowing and weed eating of the entrance was again discussed. A motion was made to secure a licensed individual to seasonally maintain the front entrance for \$120.00 a month. Motion was seconded and a roll call vote had to be taken. 11 yes, 4 no. Motion passed.

Ray Bourne offered to continue maintaining the sprinkler system.

CCR's

Questions were asked about CCR's. YES, CCR's are applicable to all residents. Everyone should have received a copy of the CCR's when they closed on their home. Their landlords should have apprised renters of the CCR's. Ray Bourne does have copies of the CCR's for anyone who is in need.

Spring Cleaning

A Spring Cleaning/Reminder of basic CCR's note will go out to residents with copies of the minutes.

Board of Directors

No nominations were received for the Board of Directors positions. Randy Johnson, Ken Curry and Michelle Lee will remain as the Board of Directors. Ray Bourne will continue as the treasurer.

Meeting was adjourned.