

**MINUTES FROM MAY 11, 2006**  
**Meeting of the Oakview Heights Homeowners Association**

Randy Johnston called the meeting to order at 7:02 p.m. Sign-in was circulated and signed by those in attendance. 14 lots were represented. 27.6 lots would need to be present to validate a quorum. Also present were Gary Erb and Bob Etteldorf.

Financial report was submitted by Ray Bourne. Insurance increased by \$700.00 per year. Currently we have 2 policies for 5 million each. State Farm prefers 1 policy for 10 million.

Minutes were submitted by Karen Yates from the December 8, 2005 meeting however, they were not approved since a quorum was not present.

Railroad Easement

Follow-up discussion to the meeting of December 8, 2005 when a motion passed to table the subject of allowing easement rights over the Tacoma Rail crossing to Mr. Erb and the proposed new development.

Mr. Etteldorf submitted documents in an attempt to verify the position that the original intent when Oakview Heights was developed was for Mr. Erb to retain rights to the current railroad easement for later development. Mr. Etteldorf stated that he is not asking for the right, just to clarify it.

Those documents are:

Land Purchase and Sale Agreement dated July 16, 1990, Addendum C

Letter of Understanding between Etteldorf and Chehalis Western dated October 18, 1990.

Letter of Understanding between Etteldorf and Chehalis Western dated June 19, 1992

He further stated that they are willing to accept all covenants and restrictions of the OHHA.

The easement is currently for 83 homes. Mr. Etteldorf is currently in discussion with the railroad regarding increasing the amount of homes allowed to use the easement.

Mr. Erb has offered to pay legal fees regarding the easement.

Other information shared with the homeowners by Mr. Etteldorf –

They'll be giving the city \$500,000.00 and ¾ acre for a well. This should pressurize 4 pumps, 1 active and 1 reserve. Two would be standby, 1 of which would be diesel.

Since there was no quorum there could not be a binding vote however, Randy Johnston did ask for a show of hands so the board to get a feel for how the homeowners felt regarding the easement. Eleven hands were shown in support of allowing the easement to Mr. Erb.

Concerns mentioning during the meeting:

Will tracks be rebuilt?

Curvatures and limited sight distance concerns regarding the entrance.

Will the State require a left hand turn lane and/or light?

What do the by-laws allow for assessing penalties to homeowners who do not pay their dues?

Motion to adjourn at 8:11 p.m.