

# Oakview Heights Homeowners Association

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Board of Directors Meeting - 9 August 2011  
8010 294<sup>th</sup> Street S. Roy, WA

Call to Order: 7:00pm

Roll Call: William Llewellyn, President  
Angela Vendetti, Vice President  
Laurie Shackel, Treasurer

## Minutes:

The Board meeting minutes from the 12 July meeting were approved as written.

## Approval of Vouchers:

The July 2011 Treasurers Report financial statements were approved as published.

The July 2011 activities report from HOA Community Solutions was approved as written.

## Citizens Request to Be Heard:

There were no community members present for the meeting.

## Old Business:

### OHHA Website:

Control of the OHHA website was obtained from the previous webmaster. This information will be turned over to a new webmaster to be named in the coming weeks. The goal is to completely revamp and update the website. Some software may be required in order to begin the updates.

### Pothole Repair

Several streets throughout the community require patching and pothole repair. Cold patch will be purchased in the next few days to begin the patching process.

### CC&R Enforcement Policy

No action on this issue was taken during the month of July.

### Reserve Study

This action was on this issue was taken during the month of July.

### Front Entrance Lighting

Puget Sound Energy will notify the Board when they schedule the installation of the light at the corner of HWY 507 and 292<sup>nd</sup> Street. Discussions moved to the recent vandalism and thefts at the front entrance of the community. The Board discussed moving forward with the second part of the front entrance lighting project. A motion by Bill Llewellyn was made to authorize the installation of the second light at the front entrance with unanimous approval by the Board. Puget Sound Energy will be notified this week to authorize the project.

### New Business:

#### OHHA CC&R Amendment

A crosswalk between the OHHA CC&R, 3.4.6 and WA State Revised Code of Washington (RCW), RCW 64.38.034 shows that the OHHA CC&R does not permit the display of political signs during election primaries as authorized in RCW 64.38.034. After speaking with Debra at HOA Community Solutions, it was decided that since RCW take precedence over the CC&R, then no action is required because the CC&R cannot legally be enforced. The Board unanimously agreed that this issue would be closed without action.

### Reports:

**President:** With only one Police officer currently working in Roy, and only the Sheriff's Department Mountain Detachment left to cover approximately 700 square miles of unincorporated Southeast Pierce County, crime and vandalism have been on the rise. Evidence of this has played out in Oakview Heights numerous times at the front entrance with graffiti, the theft of manhole covers, broken fence boards, and steady stream of trash and drug paraphernalia regularly being picked up. While there is little we can do in

the near term to increase Police coverage, I am looking into web based video surveillance systems that could be installed around the front entrance of the community where the majority of problems take place. This system could also assist police investigations in the event of criminal activity taking place in the community. I will bring this up to the community during the scheduled November mid-term community meeting.

I will be completing the community newsletter in the coming days and send it out for review and comment before having it mailed to all residents. I am going to focus the topics of this newsletter on how and why the previous Board came to hire HOA Community Solutions, why annual assessment were raised, and how they are used, and how the community financially falls short of its obligations to meet the needs of the community.

I will begin working with long time residents of the community to complete the reserve study. Upon completion of the reserve study, we may be able to qualify for lower insurance rates, saving valuable community funds.

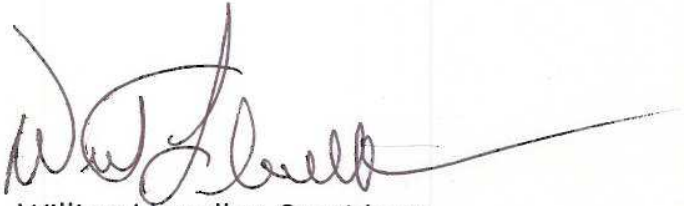
**Treasurer:** Several contacts with paving companies have been made, but only one estimate has been obtained. Other estimates are anticipated in the coming weeks. The one estimate obtained from A-1 Asphalt Company is in the amount of \$50,970 plus WA Sate Tax @8.9% (\$4,536.33) to repair and sealcoat the community streets. With current reserves of \$33,600 this leaves the community \$21,906 short or \$264.00 per residence. This is only for road repair; this does not cover storm drain maintenance, repair and/or replacement of mailbox stands, repair and/or replacement of stolen or damaged road signs, or addressing the continued vandalism and destruction of community property.

Next Meeting:

13 September 2011 7:00pm

Meeting Adjourned:

7:50 pm

A handwritten signature in black ink, appearing to read 'William Llewellyn', with a long horizontal flourish extending to the right.

William Llewellyn, President: