

Oakview Heights Homeowners Association

Board of Directors Meeting - 14 June 2011
8010 294th Street S. Roy, WA

Call to Order: 7:05pm

Roll Call: William Llewellyn, Laurie Shackel, and Angela Vendetti

Minutes:

No meeting minutes were reviewed or approved.

Nominate board positions:

The following slate of officers was proposed, discussed and approved:

President: William Llewellyn

VP: Angela Vendetti

Treasurer: Laurie Shackel

Treasurer's Report:

The monthly financial reports from HOA Community solutions were emailed to all Board members and are available for review upon request in accordance with standing CC&R. Account balances as of 31 May 2011 are as follows:

BECU Insurance/Savings Account: \$1,623.31

BECU Reserve Account: \$33,591.57

Chase Operating Fund: \$1,415.85

Old Business

Front Entrance Lighting

As discussed at the Annual Meeting in May, the front entrance light over the monument is frequently vandalized. Even when properly operating, it does not produce enough light for the entrance or the intersection. It was agreed that Puget Sound Energy (PSE) will be contacted and asked about costs associated with installing a light over the Community entrance at the intersection of HWY 507 and 292nd Street. Estimates would also be obtained for costs associated

for placing lights further into the Community entrance between HWY 507 and the railroad tracks.

New Business

2011 Board Meeting Schedule

It was decided that the 2011 Board meeting schedule would be monthly on the 2nd Tuesday of each month. The location would tentatively be held at 8010 294th Street S. This will be based on community attendance. All Board meetings are open to the community members and this schedule will be placed on the Community website.

2011 Community Event Calendar

It was agreed that a midyear Community meeting should be held in the November timeframe. The date and location for this meeting and the annual meeting will be set during the July Board meeting.

Other Community events were discussed, however due to poor attendance at other events, no final conclusions were reached. Community events will remain an open item for other Board meeting agendas.

Community Newsletter

A Community newsletter will be sent out during the summer to all residents. The newsletter will highlight the roles and responsibility of the Board, legal requirements, and potential Community liabilities if there is not a Board in place. Other topics will include a guide to County, City, and Oakview Heights' municipal codes and ordinances, and upcoming community events.

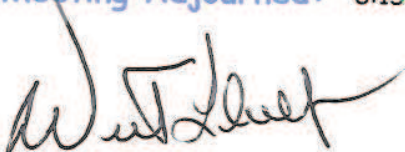
CC&R Enforcement Policy

Currently there is no CC&R enforcement policy in place. The purpose of an enforcement policy is to serve as a tool to be used by the elected Board for the purposes of leveraging homeowners to come into compliance of the CC&Rs. The focus of this tool will be in areas related with Public Health and Safety, Crime and Vandalism, Property Values and Public Nuisances. This tool will be a last resort when other efforts to work with homeowners fail. Sample enforcement policies from other communities were provided via email and will serve as a starting point for the Oakview Heights policy.

Next Meeting:

12 July 2011 7:00pm

Meeting Adjourned: 8:15 pm



William Llewellyn, President: