

Oakview Heights Homeowners Association

Board of Directors Meeting - 10 April 2012
Roy Community Center

Call to Order: 7:00pm

Roll Call: William Llewellyn, President

Angela Vendetti, Vice President

Laurie Shackel, Treasurer

Minutes:

The Board meeting minutes from the March 2012 Community Budget meeting were approved as written.

Approval of Vouchers:

The March 2012 activities report and financial statements from HOA Community Solutions were approved.

Old Business:

Front Entrance Flooding:

a) Drain Pros came out to the Community and pumped out all the drains from the railroad track down to HWY 507. They also conducted an inspection of the overall storm drain system in the Community. All the drains along 292nd Street from Lot #1 to HWY 507 are severely clogged with sludge and debris; have tree roots growing down into the drains, and must be hydro-jetted. Continuous water build up without proper drainage is causing erosion of the road bed which is contributing to the deterioration of the structural integrity of our roads. The drains in the community are in a similar condition. Estimates to clean all the drains and place the entire system on maintenance schedule will be obtained from several companies.

Road Repair:

a) Geoffrey Sherwin from APEX Engineering conducted a survey of the OHHA streets and drain openings. His assessment confirmed the information provided by Drain Pros regarding the degradation of the streets as a result of improper drainage. Mr Sherwin also stated that a patch and sealcoat would not serve any long term usefulness relating to the structural integrity of the road surface or the preservation of the road bed. His recommendation was to have the spider cracks and dips in the road sealed and repaired; adjust the storm drain grates to catch water as it runs down and have a $\frac{3}{4}$ -1" resurfacing done on the streets. This will address all current issues related to storm water drainage and road integrity. Mr. Sherwin will provide the names of several reputable asphalt companies for the Board to contact.

b) With the approval of a Disaster Declaration from the January storms, Federal taxpayer dollars may be available to assist with the costs of either the drain repair and/or road repair under the Urban Flooding Mitigation Plan. Bill Llewellyn will submit a letter of intent with the WA State Emergency Management Division to begin the process of applying for this assistance. Federal taxpayer dollars are tight and the competition for these funds is very strong.

Reserve Study:

A contract with The Integrity Group was presented to the Board to have a professional Reserve Study completed for the Community. The last Reserve study was a "do it yourself" kit that was not well understood by the Board and its accuracy was questionable. The professional study would also assist in competing for federal grant funds for the flooding project and potentially be used to reduce our insurance policy rates. The Board unanimously approved the Reserve Study contract with Integrity Group.

New Business:

Annual Meeting:

The Board reviewed the agenda presented for the Annual Meeting. In an effort to ensure the meeting was beneficial to all members and did not break down into a "free for all", Bill Llewellyn suggested that all questions and comments be kept to the member forum portion of the agenda. All members who wish to speak will sign up at the beginning

of the meeting and be allotted 3 minutes total time. These suggestions were adopted from Roberts Rules for Orders, Revised Edition.

Other Items for Board Consideration

Reports:

President: No report.

Treasurer: No Report

Announcements:

a) Phase 1 of the front entrance beautification project is moving forward on schedule. Completion is scheduled for the end of April.

Other Matters for Board Consideration:

a) Mr. Moore asked about the process for filing a CC&R violation complaint. He stated that there were homes in the Community that had horses and chickens.

b) Mr. Moore asked if there was a way to combine the Oakview Heights and McKenna Meadows Communities into one association as a possible way of expanding available funds and reducing overall financial burden on individual homeowners.

c) Ms. Pirlo requested that an information sheet be created for all new homeowners and renters that would assist with basic information pertaining to Oakview Heights and the City of Roy.

Next Meeting:

8 May 2012 7:00pm

Meeting Adjourned:

8:05 pm

William Llewellyn, President:
