

drafted to board__ approved_x_

MINUTES OF THE ANNUAL MEETING OF JACKSON HILLS HOMEOWNERS ASSOCIATION ON FEBRUARY 16, 2011, AT 7:00 P.M. LOCATED AT HAPPY VALLEY CITY HALL ANNEX, 12915 SE KING RD, HAPPY VALLEY, OR 97086.

PRESENT: John Wilhelms, President
Paul Primerano, Treasurer
Ron Howard, Secretary

BY INVITATION: Denise Bower, CMCA, AMS, PCAM, Community Manager
Community Management Inc. (CMI), AAMC

OWNERS AS INDICATED ON THE SIGN-IN SHEET ATTACHED TO THE ORIGINAL MINUTES.

CALL TO ORDER

John Wilhelms, President, called the Meeting to order at 7:07 pm.

PROOF OF NOTICE OF MEETING

Denise Bower, Community Management Inc., AAMC, certified a Meeting notice had been mailed to all owners of record on or about January 1, 2011.

PROOF OF QUORUM

CMI reported a quorum was established as follows:

Owners Present	15
Owners by Proxy	49
TOTAL	64

APPROVAL OF MINUTES

Discussion followed relative to the February 17, 2010, Annual Meeting Minutes.

AGREED

Ron Howard made a motion; it was seconded and unanimously carried to approve the February 17, 2010 Annual Meeting Minutes as distributed.

REPORTS OF OFFICERS

John Wilhelms, President, gave a recap of the activities of the year including the following items; restoring the playground; resolution of the wetland lawsuit; accounts receivables; wetland clean up; the legal documents capping of the assessments at \$500; extent of the common elements; Metro and City of Happy Valley owned land planned for green space and a pathway; easements between the owners and the City of Happy Valley and the property encompassing trail from Nicolas to Spyglass being the Association's property.

TREASURERS REPORT

Paul Primerano, Treasurer, gave a report on the finances of the Association. The Board bid out the landscaping this year and lowered amount of the landscape contract, the work parties were successful, the entire park restoration cost \$12,000. Now the Board needs to decide what the next priorities are for the Association with possibly of the wet lands being near the top of the list.

SECRETARY'S REPORT

The Secretary, Ron Howard, gave the Secretary's report. It was noted the Architectural Review Committee (ARC) approved a lot of building requests during the year. The Board is considering expanding the Landscaping Committee or the ARC's scope to include landscape violations.

Thanks were given to the ARC Committee Members. Acknowledgements were given to Board Member Paul Primerano for his efforts on restoration of the playground and John Wilhelms for his efforts on the litigation.

REPORTS OF COMMITTEES

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Emily Lewis, as the Chair of the ARC gave a recap of the Committee's activities for the year.

WELCOME/SOCIAL COMMITTEE

There was a report given by the Welcome/Social Committee, Sally Bixby. Owners were asked to volunteer for the neighborhood night out and it was noted the night was well attended. The possibility of a Facebook page was discussed.

WEBSITE COMMITTEE

There was a report given on the Website.

ELECTION OF INSPECTOR OF ELECTIONS

Discussion followed relative to appointment of an Inspector of Elections.

AGREED

Ron Howard was appointed as Inspector of Elections.

ELECTION OF DIRECTORS

Nominations were opened to the floor. Roger Bixby was nominated from the floor. There being no further nominations from the floor, nominations were closed. Mitch Carpenter and Tyson Yeck were nominated by mail and accepted the nominations. Each nominee present said a little about themselves.

AGREED

Below are the results of the elections:

Mitch Carpenter- 4

Roger Bixby- 43

Tyson Yeck- 44

Roger Bixby and Tyson Yeck were elected to serve two year terms.

NEW BUSINESS

TAX RESOLUTION

Discussion followed relative to the Tax Resolution.

AGREED

Ron Howard made a motion; it was seconded and unanimously carried to approve the Tax Resolution providing for excess income over membership expenses for the year ending December 31, 2011 to be applied against the subsequent tax year member assessments as provided by IRS ruling 70-604.

ADJOURNMENT

Without objection the Meeting was adjourned at 7:55 p.m.