

**BOD 27 JHHOA #226**  
**BOARD OF DIRECTORS MEETING**  
**JACKSON HILLS HOMEOWNERS ASSOCIATION**  
**February 16, 2011**  
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Drafted to board\_X\_ approved\_\_

**MINUTES OF THE BOARD MEETING OF JACKSON HILLS HOMEOWNERS' ASSOCIATION HELD ON FEBRUARY 16, 2011 AT THE HAPPY VALLEY CITY HALL ANNEX 12915 SE KING RD, HAPPY VALLEY, OREGON 97086**

**PRESENT:** Mr. Ron Howard, Treasurer  
Mr. Tyson Yeck, President  
Mr. Roger Bixby, Secretary

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

**Owners as indicated on the sign in sheet.**

**CALL TO ORDER**

Ron Howard, President pro-tem, called the Meeting to order at 8:00 p.m.

**APPOINTMENT OF OFFICERS**

It was agreed the following would serve as Officers;

Tyson Yeck, President  
Roger Bixby, Secretary  
Ron Howard, Treasurer

**OPEN FORUM**

There were not any Open Forum items brought from the floor. All owners present thanked the Board for their efforts on behalf of the Association. The Board was given certificates of appreciation.

**APPROVAL OR AMENDMENT OF AGENDA**

Discussion followed relative to the Agenda.

**AGREED**

Without objection, the Agenda was approved as amended.

**APPROVAL OF PREVIOUS MINUTES**

Discussion followed relative to the November 17, 2010 Board Meeting Minutes.

**AGREED**

Without objection the November 17, 2010 Board Meeting Minutes were approved as distributed.

**COMMUNITY MANAGER'S REPORT**

**WETLAND REPORT/BOND STATUS**

Discussion followed relative to the 2010 Wetland Report/Permit Status.

**AGREED**

No action needed.

**RESERVE STUDY**

Discussion followed relative to the proposal from Schwindt & Co. for \$500 to perform the annual offsite reserve study update.

**AGREED**

Ron Howard made a motion; it was seconded and it unanimously carried to approve the bid from Schwindt & Co. for \$500 to perform the offsite annual reserve study update.

**TREES BEHIND 9598 SPYGLASS**

Discussion followed relative to the trees in the common elements behind 9598 Spyglass and Nicolas.

**AGREED**

Ron Howard made a motion; it was seconded and it unanimously carried to authorize up to \$2,000 to have The Tree Guy, the Association's arborist, remove trees behind Spyglass and Nicolas as needed and as approved by the City of Happy Valley. Tyson Yeck will work with the City of Happy Valley to determine which trees for which they will give the Association a permit to remove.

**COMPLIANCE PROGRAM**

Discussion followed relative to having CMI's Compliance Officer do site visits and generate violation letters.

**AGREED**

Ron Howard made a motion; it was seconded and it unanimously carried to postpone discussion on the Compliance Program until May Meeting.

**WEBSITE**

Discussion followed relative to the website.

**AGREED**

It was agreed to postpone discussion relative a website until the next Board Meeting.

**IRRIGATION**

Discussion followed relative to the proposal from Dennis' 7-Dees to be pre-authorized up to \$300 for irrigation repairs and to complete the back flow test for \$55.

**AGREED**

Ron Howard made a motion; it was seconded and unanimously carried to authorize Dennis' 7-Dees up to \$300 for irrigation repairs and to complete the back flow test for \$55.

**FULL FOCUS REPORT**

Discussion followed relative to the Full Focus Report.

**AGREED**

It was agreed to close out all the rule violations on the Full Focus report except the one regarding the street tree.

**CONFIRM DATE OF 2011 BOARD MEETINGS**

Discussion followed relative to the date for the 2011 Board Meetings.

**AGREED**

It was agreed the Meetings for 2011 will be May 18<sup>th</sup>, August 17<sup>th</sup> and November 16<sup>th</sup>, 2011.

**COMMITTEE REPORTS**

The Website, Architectural and Social Committee Reports were given at the Annual Meeting and as such, not repeated at the Board Meeting.

**NEW BUSINESS**

**ACCOUNTS RECEIVABLE**

Discussion followed relative to the accounts receivables.

**AGREED**

Ron Howard made a motion; it was seconded and it unanimously carried to write off \$15,222.35 from account 2260469.

**ADJOURNMENT**

Without objection, the Meeting adjourned at 8:50 p.m.