

Oak Ridge Estates Homeowners Association  
May 2<sup>nd</sup>, 2018 Minutes of Meeting

Meeting began at 7:00 pm with an introduction of all in attendance. There were 9 homes represented.

There was a brief review and approval of 2017 minutes, along with a reminder to all in attendance that minutes from the meetings are posted on our website. [Oakridgeestateshoa.com](http://Oakridgeestateshoa.com)

Lanz Fritz, our treasurer, gave a financial review of our 2017 budget. It can be viewed on our website. This led into further discussions of items from our previous meeting:

- Crooked and faded street lampposts. Apparently these are not the cities responsibility to remedy. Further research into cost of hiring out the work is needed, and Lanz generously agreed to get bids.
- Our CC&R's with regard to rentals. At last years meeting it was discussed and suggested that we needed to "clean up" the language to make it more homeowner friendly instead of builder friendly, like they were first written. That would require an HOA attorney. Lanz was able to get the name of an attorney, but nothing more has been done.
- Budget Review and Surplus. The Board has always felt the need to keep a large surplus on hand for two reasons. The first has to do with maintaining the trails. We were never able to confirm who is responsible. Jase Stefanski said he spoke to our city mayor, and was told if the trails are asphalt, which they are, they are the cities responsibility. The second concern has to do with the water shed on east end of 29<sup>th</sup> Ave. Again, we're not sure of any future assessments or fees, charges associated with it. It was proposed and agreed, that the Board will not assess HOA dues when our cash surplus is above \$35,000, in any given year, after anticipated expenses have been paid. There will be no HOA dues assessed for 2018.
- Talked briefly again about the dumpster day that had been discussed last year. The reason the board felt it wasn't a good idea has to do with the potential of fines for dumping unacceptable items, which could happen if it wasn't monitored 24/7 while on site. An alternative for individual homeowners is through City of Camas. (360)-834-2462. They have 2 cubic yard containers for a very reasonable fee. Call the city for specifics.
- Rick Devereux, President, mentioned that we need a new secretary volunteer, as Jessie Quon will be stepping down. If anyone wants to volunteer, you can contact any board member. It's not a time consuming or difficult position and is essential to our board requirements.

- Fireworks. There is concern from several homeowners who have experienced bark fires, as well as lots of cleanup from falling debris. A letter will be coming to all homeowners asking to be mind-full of the dangers and potential liability should a home incur damage from any air born fireworks fire.
- Meeting opened up for questions. Jeff Wynn asked about having a mini block library. Many of you may have seen them in various neighborhoods. It's an attractive little almost birdhouse looking shelter for donated books. The idea is to take a book to read and donate books for others to read. It's a revolving inventory. Great for children and adults as well. Jeff said he will work with the Eagle Scouts to set it up, and it will likely be placed near the stone bench seat at the Gravenstein St common area.
- Block Parties always come up. There has been information gathered as to city requirements. If anyone is interested in driving it, contact a board member for details.
- It was asked that the ARB board change the CC&R requirements and permit black chain fencing instead of wood, along rear green space, for individual homeowners who want to keep out wildlife, especially coyotes for safety reasons. Lanz will outline the process to make such a change and we'll see where it goes.

There was no other new business, and the meeting was adjourned at 7:55 pm.

Jessie Quon  
Secretary  
Oak Ridge Estates HOA