

Meeting Minutes
January 21, 2016

Opening:

The Member Meeting of the Board of Directors of Eagles View Homeowners Association was called to order at 7:20 P.M. on January 21, 2016 by Shay Briones.

Board Members Present: Shay Briones
Jake Wilson
Bobbi Arndorfer
David Toyer

Shannon Aguilar was absent.

A. Approval of Agenda

The agenda was unanimously approved as distributed.

B. Approval of Minutes

Reading of the minutes of the previous meeting was waived.

C. Treasurer's Report

The treasurer's report was read and approved as read.

D. Open Issues

1. None

E. New Business

1. Landscape contract bids

The Association must obtain bids for the landscape contract which is expiring March 31, 2016. Attached is a summary of requirements. Current cost of landscaping without many of the requirements listed on the attached is over \$20,000/yr. This is paid at \$1698.00 per month with a 2% discount if paid prior to the 10th of the month. Current contractor requires payment prior to performing the work. Motion by Shay was made and seconded to obtain at least 4 bids by 2/29/16. The vote was taken and passed. Shay, Dave & Gregg were assigned to obtain the bids.

2. 2016 Election Results

- | | |
|---------------------|-----------------|
| a. President | Shay Briones |
| b. Vice President | Gregg Borrer |
| c. Secretary | Bobbi Arndorfer |
| d. Treasurer | David Toyer |
| e. Officer at Large | James Scovell |

3. Arrange to add James & Gregg to bank accounts

James and Gregg must meet with Bobbi Arndorfer, the HOA Secretary at the bank so Bobbi can get bank accounts updated and add them to the accounts. A copy of the election results minutes is needed for the bank records.

4. Sprinkler System

Current sprinkler system had many repairs last year. Options are to continue repairing the old system or consider a plan to replace it. A total replacement would be very costly, however since it is already many different parts establishing a schedule to replace parts of it would be reasonable. The first determination that must be made is which will be the option chosen. Ken Arndorfer brought information about different controller boxes that could be put in place to help control the sprinkler systems without having to replace whole

system. The Board agreed that solar controller boxes looked like the best option. Ken will get estimate for replacing existing controller boxes, pricing to bury wiring to these boxes and any other expense occurred in updating to these controller boxes and bring this information back to the board for a vote. Motion by Bobbi was made and seconded to get the bids to repair, update and maintain current sprinkler system. The vote was taken and passed. After the bids are obtained a more comprehensive discussion will be held. Motion by Bobbi was made and seconded to postpone putting together a schedule to replace the current sprinkler system. The vote was taken and passed.

F. Adjournment:

Meeting was adjourned at 8:20 P.M. in Tigard, OR. by Shay Briones . The next meeting to be determined.

Executive meeting to follow announced

Minutes submitted by: Bobbi Arndorfer, Secretary

Landscape Services include the following:

1. Lawn Mowing Schedule
 - a. Tracts D, F, and G
 - i. January thru March Once a month
 - ii. April thru September Weekly
 - iii. October thru December Twice a month
2. Edging
 - a. Every second mowing tracts D, F, and G
3. All walks and other hard surfaces to be cleaned each mowing service
4. Lawn fertilization with non iron content fertilizer six times per year
5. Weed control in lawns
 - a. Sprayed as needed (notification to be given in form of placed in Tract D, F, and G when spray has been used)
 - b. Weed control for broadleaf only - not for odd grasses
6. Moss Control
 - a. Moss control application once per year
 - b. Application in early spring
7. Rake and groom beds
 - a. Tracts D, F, G and both monuments
 - b. Same as Lawn mowing schedule
8. Pull and/or spray weeds from beds
 - a. Tracts D, F, G and both monuments
 - b. As needed at least same as schedule for lawn service
9. Prune shrubs, hedges, groundcover and small trees twice per year
10. Fertilize all shrubs, hedges and small trees once per year usually early spring
11. Leaf removal in the fall and spring remove (rake or whatever)
12. Irrigation start-up
 - a. Start up includes adjustment of sprinklers as needed
 - b. Any repairs needed will be arranged at additional cost
 - c. Startup to occur in early May
13. Irrigation Shut Down
 - a. Irrigation shutdown and backflow drainage to be done in mid Fall to prevent freezing
 - b. Mid Fall to mean no later than end of October
14. Spring and Fall Flower bed planting of annuals in Tracts D, F, G and both monuments by May 1st.
 - a. Suggestions of flower kinds may be given by HOA - final decision is that of service provider
 - b. Flowers to be colorful and well maintained during blooming season
 - c. Two week notice to Eagles View Homeowners Association regarding when plants will be changed so members can take the ones being removed prior to removal
 - d. Where water not available plant only fall flowers for color in the winter months
15. Empty garbage cans using Lawn Mowing schedule
16. Pooper Scooper Service - May thru September
 - a. Tracts D, F, & G
 - b. Remove doggie doo doo weekly
17. Redistribute wood chips under playground equipment
 - a. Whenever necessary rake the chips to redistribute covering bare spots
18. Provide aeration service of Tracts D, F and G (plugs not raked or collected) once per year.
19. Spray Tracts D, F and G to eliminate Crane fly larvae in the early spring.
20. The summary of all services required to keep Tracts D, F and G looking nice, well groomed and to maintain the two bio swales by performing maintenance tasks as needed.