

**October 13, 2020
HOA Board and Member Meeting**

Board Members Present: Ken Arndorfer, Lindsey Culver, Terri Harrington, David Toyer

Absent: Efren Caban

Members Present: Ali Elmi, Marvin Lynn

Guest: Diann Pacholl

Meeting called to order at 6:02 PM

**Waived reading of approved minutes from the January 16, 2020 HOA meeting.
Approval of the agenda with flexibility.**

Treasurer's Report

Summary given by David

Balance Sheet as of October 13, 2020, Income and Expenses Year to Date January 1, 2020 to October 13, 2020, Comparison of Budget with Actual Expenses January 1, 2020 to October 13, 2020.

Old Business

1. Dead Trees Behind Lot 61

Based on the plat map provided by Greyhawk HOA and mapping from the City of Tigard, it appears that the two dead trees are in the easement of Tract A, but on the property of Lot 61.

We will work with the homeowner to assist with bids and the permit process if desired. Our HOA does not need to be in further talks with Greyhawk HOA about it unless the owners of Lot 61 get an independent survey done and find that Greyhawk is responsible for the trees. The City of Tigard Regulations Office said the trees may be cut and left in Tract A as habitat vs. needing a full removal. Eagles View CC&R says removal of the trees requires permission of the City of Tigard which has been granted. The homeowner will want to check with Washington County and Clean Water Services to see if any additional permits or approvals are needed.

Tualatin Soil and Conservation will be doing work in Tract A that is owned by Greyhawk HOA in 2020-2021. They will be taking out invasive Himalayan blackberry and English ivy from that area and installing native plants beginning in early 2022. They will not be doing any work with dead trees in that area.

2. Installation

A new trash can has been installed by the bottom of the Greenspace as well as a new holder for dog waste bags.

3. Banking

A transfer of CD's that came due was made to our standard savings account.

New Business I

The following business was previously approved by e-mail votes and discussion among the HOA Board and is being formalized for approval in this meeting.

1. Landscape Projects

Bark around the trees and monuments, wasp removal from playground, placing rocks around the safety posts on the west Greenspace.

Motion made by Ken and seconded by David to formalize the previous e-mail approvals. The vote was taken and the motion passes.

2. Office Supplies

Request in May 2020 for purchase of office supplies, printer toner, costing in excess of account manager authority.

Motion made by David and seconded by Lindsey to formally approve purchase of printer toner costs in excess of Account Manager authority. The vote was taken and the motion passes.

3. HOA Address Change

Our PO Box was located at McCann's Pharmacy. We were notified in June that their post services would be terminated on August 31, 2020 because the pharmacy was moving to a location that would not be accommodating PO Boxes. We have changed our address and opened a PO Box at the Tigard Post Office. Our new address is PO Box 23728, Tigard, OR 97281-3728

Motion made by David and seconded by Terri to formalize the e-mail approval of the address change. The vote was taken and the motion passes.

4. Replacement Backboard for Basketball Hoop

The old backboard has broken. After consulting with the supplier, it was decided an acrylic material would be less likely to break and deteriorate from UV sun damage. The cost of the customized acrylic backboard is \$120. Ken is working to get the new backboard installed.

Motion made by David and seconded by Lindsey to approve the replacement of the backboard with an acrylic material at the cost of \$120. The vote was taken and the motion passes.

5. Community Library Box

We took the suggestion to create a "Little Free Library" for our community. The Library will be assembled by volunteer Bryce Harrington. We will hire a company to dig and set the post for the library to sit on. Installation will be placed near the HOA shed on Tewkesbury Drive. Lindsey and Terri will research dimensions and materials needed for the post and installation.

Motion made by Ken and seconded by Terri to purchase and install the "Little Free Library." We will secure a company for the post installation. The vote was taken and the motion passes.

New Business II

1. Replacement of Shrubs Along West Greenspace next to lot 79, Removal of Tree by lot 33

Terri presented some drought resistant shrubs and plants for consideration to be placed next to lot 79. The small dead tree next to lot 33 needs removal and shrubs or plants need to be put in the two vacant circles or have them gone over with sod. Terri and Ken will do further research on plants, Ken will get a bid from Storm about doing the planting this fall.

Motion made by Ken and seconded by Lindsey to research costs of replacement shrubs by lot 79 and removal of dead tree and replacement plants by lot 33. The vote was taken and the motion passes.

2. Sprinkler System Modification

Some sprinkler modifications are needed to support new plantings near lot 79 as well as one in tract "F" to give better coverage. Ken will work on getting a bid for the project.

Motion made by Terri and seconded by Ken to research sprinkler modifications and cost. The vote was taken and the motion passes.

3. Faded Signs on Private Drives

Private drive signs are very faded and need to be replaced. Ali suggested that we look in the storage shed for any additional signs that may be in there. David will make a list of the signs that need replacing.

Motion made by Ken and seconded by Terri to replace the faded signs on the private drives. The vote was taken and the motion passes.

4. 2020 Reserves Study

Review of the 2020 Reserves Study with the estimated balance of the Reserves as of 12/31/2020. The estimated total will be nearly 110% if the calculated replacement costs and 67% of the actual replacement costs. The ideal reserves percentage of the calculated replacement cost is 100%, therefore Reserves are being adequately funded. We are required by the state to file this report annually.

Motion made by Terri and seconded by Ken to accept the 2020 Reserves Study (copy attached). The vote was taken and the motion passes.

5. Annual Budget for 2021

Review and discussion of the proposed Annual Budget for 2021. Monthly assessments will remain at \$35 for 2021.

Motion made by Ken and seconded by Terri to accept the 2021 Budget (copy attached) retaining the monthly assessments at \$35. The vote was taken and the motion passes.

6. Chairperson Appointment

A member must be appointed to act as chairperson for the 2021 Board Election. The chairperson and inspector count the ballots and certify the election.

Motion made by Terri and seconded by Ken to appoint Ali Elmi as the 2021 Election Chairperson. The vote was taken and the motion passes.

7. Discussion Regarding Exterior Maintenance Standards

Discussion about exterior maintenance standards and requirements as our homes age. Many homes have dirty siding and moss on roofs, fencing in disrepair, yards not being well maintained. David presented an example of a home and yard appearance policy from a different HOA for us to ponder. Our own HOA policy is a bit vague on specific standards and details in some areas. We discussed adding references for contractors to our website so HOA members can have some recommendations from their neighbors of who to call if they need help with maintenance. We will continue our discussion of this issue at a later date.

Meeting Adjourned at 7:14 PM

Next Meeting, TBD

Submitted by Terri Harrington

Eagles View Home Owners Association
Fixed Asset Listing
 October 1, 2020

Eagles View Homeowners Association
 Reserves Study as of
 12/31/2020

Purchase Date	Purchase Description	Cost	Useful Life	Location of Fixed Asset	Replacement Cost as of 08/01/2019	Replacement Cost as of 10/01/2020	Rate of Inflation	Calculated Replacement Funds	Cost per lot per year	Number of years to 12/31/2020
01/01/2001	System Installation BPA next to Tract F	\$ 1,676.96	25	BPA next to Tract F	\$ 2,700.00	\$ 2,700.00	0.00%	\$ 2,160.00	\$ 0.88	20.00
01/01/2001	System Installation BPA next to Tract G	\$ 7,204.76	25	BPA next to Tract G	\$ 7,500.00	\$ 7,500.00	0.00%	\$ 6,000.00	\$ 2.44	20.00
01/01/2001	System Installation Tract D	\$ 2,599.12	25	Tract D	\$ 4,300.00	\$ 4,300.00	0.00%	\$ 3,440.00	\$ 1.40	20.00
01/01/2001	System Installation Tract F	\$ 2,839.92	25	Tract F	\$ 4,000.00	\$ 4,000.00	0.00%	\$ 3,200.00	\$ 1.30	20.00
01/01/2001	System Installation Tract G	\$ 7,604.67	25	Tract G	\$ 8,000.00	\$ 8,000.00	0.00%	\$ 6,400.00	\$ 2.60	20.00
02/28/2003	21 LB Iron Sign Post Driver	\$ 119.00	25	Storage Shed	\$ 80.00	\$ 85.00	5.88%	\$ 60.64	\$ 0.03	17.84
08/12/2004	Retaining Wall	\$ 1,200.00	25	Tract D	\$ 2,100.00	\$ 2,300.00	8.70%	\$ 1,507.52	\$ 0.75	16.39
09/01/2005	Install Drain Valve & TBOS Controller	\$ 399.41	8	Tract F	\$ 300.00	\$ 325.00	7.69%	\$ 325.00	\$ 0.33	8.00
07/09/2006	Bouncer	\$ 199.99	5	Storage Shed	\$ 600.00	\$ 650.00	7.69%	\$ 650.00	\$ 1.06	5.00
10/11/2006	GameTime Play Structure	\$ 17,187.29	25	Tract D	\$ 21,100.00	\$ 22,000.00	4.09%	\$ 12,515.56	\$ 7.15	14.22
09/19/2007	8' Park Bench with Back	\$ 372.00	25	Tract D	\$ 900.00	\$ 925.00	2.70%	\$ 491.48	\$ 0.30	13.28
09/19/2007	8' Park Bench with Back	\$ 372.00	25	Tract D	\$ 900.00	\$ 925.00	2.70%	\$ 491.48	\$ 0.30	13.28
09/17/2008	4220-S - Square Picnic Table	\$ 786.00	25	Tract D	\$ 1,200.00	\$ 1,250.00	4.00%	\$ 614.44	\$ 0.41	12.29
09/17/2008	4286-8 - 8' Bench wi Back	\$ 389.00	25	Tract G	\$ 900.00	\$ 925.00	2.70%	\$ 454.69	\$ 0.30	12.29
09/17/2008	4286-8 - 8' Bench wi Back	\$ 389.00	25	Tract G	\$ 900.00	\$ 925.00	2.70%	\$ 454.69	\$ 0.30	12.29
09/17/2008	4286-8 - 8' Bench wi Back	\$ 389.00	25	Tract G	\$ 900.00	\$ 925.00	2.70%	\$ 454.69	\$ 0.30	12.29
09/17/2008	Trash Can with dome lid and security tether	\$ 383.00	25	Tract D	\$ 800.00	\$ 825.00	3.03%	\$ 405.53	\$ 0.27	12.29
09/17/2008	Trash Can with dome lid and security tether	\$ 383.00	25	Tract G	\$ 800.00	\$ 825.00	3.03%	\$ 405.53	\$ 0.27	12.29
10/20/2008	Tuff Shed Storage Shed	\$ 1,795.85	30	Tract D	\$ 2,500.00	\$ 2,700.00	7.41%	\$ 1,097.75	\$ 0.73	12.20
08/30/2009	Phonic Powerpod 410/S710 PA Package	\$ 182.97	5	Storage Shed	\$ 250.00	\$ 299.00	16.39%	\$ 299.00	\$ 0.49	5.00
07/15/2011	SHARP AQUAS BLU -RAY DISC PLAYER	\$ 89.99	5	Storage Shed	\$ 925.00	\$ 850.00	-8.82%	\$ 850.00	\$ 1.38	5.00
07/15/2011	Infocus W320 projector	\$ 500.00	5	Storage Shed	\$ 200.00	\$ 225.00	11.11%	\$ 225.00	\$ 0.37	5.00
02/22/2014	In-Ground Basketball Hoop	\$ 144.99	5	Tract D	\$ 600.00	\$ 500.00	-20.00%	\$ 500.00	\$ 0.81	5.00
04/26/2014	HP Laserjet M451dn Printer	\$ 359.99	5	Accts Mgr	\$ 800.00	\$ 399.00	-100.50%	\$ 399.00	\$ 0.65	5.00
03/15/2016	(3) Doggy Waste Bag Holder	\$ 147.00	5	Tract D	\$ 200.00	\$ 159.00	-25.79%	\$ 152.46	\$ 0.26	4.79
03/29/2016	Replace Timer Tract D	\$ 279.69	5	Tract D	\$ 350.00	\$ 350.00	0.00%	\$ 332.89	\$ 0.57	4.76
03/29/2016	Replace Timer Tract F	\$ 366.88	5	Tract F	\$ 475.00	\$ 475.00	0.00%	\$ 451.78	\$ 0.77	4.76
03/29/2016	Replace Timer Tract G	\$ 849.75	5	Tract G	\$ 750.00	\$ 750.00	0.00%	\$ 713.33	\$ 1.22	4.76
04/21/2016	Timer Installation & Trench - Tract D	\$ 252.12	25	Tracts D	\$ 600.00	\$ 600.00	0.00%	\$ 112.67	\$ 0.20	4.69
04/21/2016	Timer Installation & Trench - Tract F	\$ 441.21	25	Tracts F	\$ 625.00	\$ 625.00	0.00%	\$ 117.36	\$ 0.20	4.69
04/21/2016	Timer Installation & Trench - Tract G	\$ 1,407.67	25	Tracts G	\$ 3,545.50	\$ 3,545.00	-0.01%	\$ 665.67	\$ 1.15	4.69
10/13/2017	Playcraft Systems 8' Bench	\$ 649.00	25	Tract G	\$ 660.00	\$ 700.00	5.71%	\$ 90.07	\$ 0.23	3.22
10/13/2017	Playcraft Systems 6' Rectangular Picnic Table	\$ 985.00	25	Tract D	\$ 1,000.00	\$ 1,025.00	2.44%	\$ 131.88	\$ 0.33	3.22
01/28/2018	Dell Inspiron 17 5000 Series Laptop	\$ 914.94	5	Accts Mgr	\$ 1,200.00	\$ 900.00	-33.33%	\$ 526.50	\$ 1.46	2.93
01/28/2018	AmazonBasics External Drive Case	\$ 6.49	5	Accts Mgr	\$ 6.84	\$ 6.50	-5.23%	\$ 3.80	\$ 0.01	2.93
01/28/2018	Toshiba Canvio Connect II 2TB Portable Hard Drive	\$ 64.61	5	Accts Mgr	\$ 85.00	\$ 99.00	14.14%	\$ 57.92	\$ 0.16	2.93
07/28/2019	Trash Can with dome lid and security tether	\$ 734.00	25	Tract G	\$ 734.00	\$ 749.00	2.00%	\$ 42.69	\$ 0.24	1.43
07/28/2019	Trash Can with dome lid and security tether	\$ 734.00	25	Tract G	\$ 734.00	\$ 749.00	2.00%	\$ 42.69	\$ 0.24	1.43
08/01/2019	Wood fence	\$ 1,300.00	7	Tract F	\$ 2,633.80	\$ 2,700.00	2.45%	\$ 546.43	\$ 3.14	1.42
08/21/2019	Doggie Waste Bag Holder	\$ 197.19	5	Tract G	\$ 299.00	\$ 299.00	100.00%	\$ 81.39	\$ 0.49	1.36
		\$ 56,897.46				\$ 78,089.50		\$ 47,471.55		

01/01/2020 Reserves Balance	\$ 46,299.71	
12/31/2020 Estimated Reserves Balance	\$ 52,206.72	
Percentage of Calculated Replacement Fund		109.97%
Percentage of Replacement Cost		66.85%

	2021 Budget
Expense	
Accounting & Management Fees	
Accounting Services	\$ 5,535.00
Bank Charges	\$ 25.00
Insurance	\$ 3,000.00
Miscellaneous	\$ 100.00
Office Expenses	\$ 800.00
Postage	\$ 700.00
Taxes	\$ 50.00
Website	\$ 75.00
Welcome Basket	\$ -
Total Accounting & Management Fees	\$ 10,285.00
Association Operations	
Member Backflow Device Testing	\$ 4,410.00
Asset Repairs	\$ 1,500.00
Depreciation	\$ 3,500.00
Fixed Asset Reserves Expense	\$ 1,476.00
Landscaping Expenses	
Common Area Maintenance	\$ 15,000.00
Landscape Projects	\$ 2,500.00
Water	
025324-000 - 141st	\$ 12,000.00
025591-000 - Tewkesbury Dr	\$ 2,500.00
025591-001 - Colyer Way	\$ 1,000.00
Total Water	\$ 15,500.00
Total Landscaping Expenses	\$ 33,000.00
Playground Lighting	\$ 250.00
Total Association Operations	\$ 44,136.00
Total Expense	\$ 54,421.00