

Board of Directors

President – Dick Steinbrugge
Vice President – Rob Wieking
Treasurer – Sean Tingey
Secretary – Julie Williams



Bull Mountain Estates HOA

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Architectural Control Committee

Greg Anderson (Lead)
Tim Anderson
Dan Bushnell
Stephen Roberts

HOA Annual Meeting Notes

June 22, 2019

The meeting was called to order at 10:15am at Dick Steinbrugge's residence/back yard.

12 Households were represented. Each neighbor introduced themselves.

Treasurer's Report:

Sean Tingey reviewed the treasurer's FY 2018/19 report. Irrigation cost was unexpectedly high due to it being out of service for a couple of years and lack of history. Revenue was \$218.93 less than budgeted; expenditures were \$305.66 below budget for a net positive result of \$86.73 for the year. It was noted that April 1st – March 31st is now our fiscal year. The budget for this year (FY 2019/20) has been modeled after last year's actual expenses. Both the FY 2018/19 final report and the FY 2019/20 budget are posted on the HOA webpage.

There was some discussion on dues questions about whether all neighbors had paid on time and if dues are required to be paid. It was also questioned whether the amount collected when homes sell is accurate. Our procedure is to communicate with the escrow officer for each transfer of title. The treasurer ensures that all outstanding dues are collected upon closing. Currently only one neighbor has not paid this year's dues and one neighbor has partially paid (**update** this neighbor paid the remaining balance due on July 11). The board is constantly working to collect dues with a goal of collecting 100%.

ACC:

The architectural committee discussed having a landscaping work party. Items to be addressed are removing arborvitae that are dead near the entrance monument, topping the arborvitae and root cutting near the monument. The ACC will also reach out to the neighbors of the walkway area at the end of the Grandview cul-de-sac to see if they plan to cut back vegetation or if they need the neighbors to help.

A decision was made to get an estimate from the landscaper for stump grinding and replanting arborvitae. It was also decided to ask the landscaper to evaluate a watering solution where arborvitae are dying and tree roots are not allowing water to reach plants.

It was also decided to get an estimate for concrete edge grinding of sidewalk near common tracts where trip hazards exist.

Summer Picnic:

A quick discussion about summer picnics of the past was followed by a request for a volunteer to organize the event. No one volunteered so the event will not take place unless a volunteer comes forward. It was mentioned that a survey monkey questionnaire could go out to see if there is interest.

****Update**** In the days following the meeting, the new neighbors, Daniel & Macqueen Ambrose have volunteered to host the event. More information to follow.

Discussion of the ballot for By-Laws and CCR amendments:

Dick Steinbrugge reviewed each of the proposed changes and a discussion with the members followed. A request was made that the ACC provide a pre-approved selection of house colors. The ACC will take this into consideration and see if they can come up with a palette or more specific guidelines.

Alternate parking rule changes were discussed but it was clarified that the amendments must be voted on as currently written.

Voting closes June 30th and results will be sent out to the neighborhood after that date. Approved amendments will be recoded with the Washington County by the board.

****Update**** The final vote tally sheet is attached. Each of the proposed amendments has been approved by the membership.

New Business:

It was asked whether we need a solar panel policy. No one has asked yet but most neighbors agreed that this will likely come up at some point. It was discussed that the panels typically need to go on the south side so a rule that they can only be on the back of the house would not be fair to all homeowners because homes face different directions. It was agreed that this topic will need to be further discussed in the future.

Election of Officers:

The current Board members were unanimously re-elected for another year.



OFFICIAL HOA BALLOT

Proposed Changes to Bull Mountain Estates HOA By-Laws and Covenants, Conditions & Restrictions

FINAL VOTE TALLY

Approve	Reject	Article IV. Meeting of Members
14	0	4.1 Annual Meeting. The annual meeting of the members shall be held in Tigard, Oregon or at such place in Washington County, Oregon, and at such date and time of each year as may be prescribed by the board of directors.
Approve	Reject	Article V. Board of Directors
14	0	5.2 Term. At each annual meeting the members shall elect four directors for the term of one year. Directors shall serve until their successors are elected and assume office. 5.5 Nomination of Directors. Nomination for election by members to the board of directors may be made by any association member. Nomination may also be made from the floor at the annual meeting. 5.6 Manner of Election. Elections shall be by written ballot at the annual membership meeting. At each election the members or their proxies may cast in respect to each vacancy as many votes as they are entitled to vote by the provisions of the Declaration. The persons receiving the largest number of votes shall be elected.
Approve	Reject	Article VI. Meeting of the Board of Directors
14	0	6.1 Regular Meeting. The board of directors may establish the date, time and place for regular meetings of the board.

Proposed Changes to CC&Rs

Approve	Reject	Section 3.4 House Color. Exterior house colors must be neutral/earth tone colors and conform to existing neighborhood pallet. Proposed changes to an existing house color must be submitted to the ACC for approval at least 2 weeks in advance of commencement of painting. A changed house color may not be identical or very similar to the color of a next-door property. In addition, it is preferred that a changed color not match or be very similar to nearby homes if these homes can be viewed together. Homeowners may be liable for repainting if approval is not obtained prior to painting. Repainting a house in its same neutral/earth tone color is preapproved and does not require ACC review or approval.
11	3	
Approve	Reject	Section 3.9 Parking. No boat, boat trailer, utility/yard trailer, camper, RV, motorcycle, or other like equipment shall be allowed on public rights-of-way or in a driveway for more than 7 consecutive days. Permanent storage of vehicles, boats, boat trailers, trailers, etc. shall be provided on the side yard of the lot and screened from view by a gate satisfactory to the ACC. No vehicle in disrepair, sitting on blocks, or otherwise inoperable shall be visible from the street for more than 7 consecutive days. For safety and aesthetics, owners are encouraged to park cars in garages or on driveways.
14	1	