



Three Mountains Estates Board Meeting

Location: Robin Holman's Home

Meeting Minutes:

The meeting was called to order by Robin Holman at 2:00 pm.

In attendance:

Robin Holman and Robert Ward co-presidents
Carol Ann Caveny secretary
Giuseppa Heineck treasurer
Ross Crowley member-at-large

Treasurer's Report

Giuseppa has emailed those homeowners who have not submitted their annual dues owed to the association.

Currently in savings: \$12,545.57: In checking account: \$1553.37.

This does not include \$426 which will be deposited on Monday. Dues have been received from one of the families who have not paid the annual fee. The \$1000 check for Steve to buy materials to treat the fence has already cleared.

Old Business

1. Fence
 - a. Protective Coating
 - i. As soon as the weather permits, the new fence will be treated by Portland Color Works. The company will start painting on the Bull Mountain Road side of the fence. Homeowners on Lot 1-4 will be reminded to protect their property.
2. Stop sign/speed bump
 - a. A new Stop sign has been added to the intersection of SW 133rd and SW 134th Drive. The city replied within a couple of weeks after our request.
3. Maintenance
 - a. We are planning to send out a vote to the neighborhood once the fence is complete and we know how much is truly remaining in the fund. The vote will ask if neighbors are willing to roll that money into a maintenance fund to address any future items that need work. It would also include a percentage of the association dues. This will be discussed and written at the next Board Meeting.

New Business:

1. Entry Way Landscaping
 - a. It has come to the attention of the Board that it is timely to review the landscaping maintenance process. Over time adjacent trees' roots have expanded into this area. In addition most of the soil has a clay foundation.
 - b. The Board has decided to take two actions:

- i. One to solicit bids from three companies to create a bricked retaining wall in the currently planted space in front of the Three Mountain Estate sign.
 - ii. . To review the current scope of work for Landscaping Maintenance and to submit this to the Karr family for their suggestions and review. Robert Ward will act on behalf of the board.
 - iii. Further action includes:
 1. Ross Crowley will investigate irrigation possibilities which will further reduce water costs: I.E. a Soaker System for the landscaped area.
 2. Carol Ann Caveny and Giuseppa Heineck will solicit bids to submit to the Board. Upon receipt of the bids, the Board will evaluate them to determine the feasibility of this action.
2. Discussion of the following topics was postponed for the October Meeting as the May 20th meeting replaced the planned June 6, 2011 meeting.
- a. Review CC&Rs for revision
 - b. Solar Panels
 - c. Neighborhood mixer

Meeting adjourned by Robin Holman at 3:00 pm.