

# STANWOOD MANOR MEETING MINUTES

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**DATE:** 7-12-11      **TIME:** 6:30 PM      **PLACE:** Poolside  
**BOARD ATTENDEES:** Lesley Herren , Donna Johannes, David Smethers, Riika Magnus, June Conway  
**ABSENT:**  
**HOMEOWNER ATTENDEES:** Leonard Conway, Emily Longoria

**OLD BUSINESS**

**WHOM**

<b>Minutes of Prior Meeting</b> Monthly minutes from 6-7-11 meeting approved .	Board
<b>Maintenance</b> Painting of bldgs: B (units 1 through 8) and D (units 24 through 29)- proceeding this week	Board David

**NEW BUSINESS**

**WHOM**

The pool is open. Reminder to all users to test the pool for <b>Chlorine (not pH)</b> and log. Three tests to be done daily during use or the City of Beaverton could close the pool. One test on Tuesday and Friday will be done by WetKat. Thank you . This is going well.	Donna
Landscaper asked for quote for sprinkler heads, adjusting aim, etc.	David

**HOMEOWNER CONCERNS**

Lights on Bldg A stuck on many days. Metro Electric is checking on that

Bldg. C – puddle of water in hall behind #19 – David will visit after meeting and evaluate situation.

Question per rules -- Rules and Regulations state "Pets must be under control outside the unit." Complaints re: violations of any of the rules and regulations need to go to HOA Management Co. so complaint can be acknowledged and a formal letter can go to the homeowner. Rules and Regulations were sent out to homeowners about a year ago. They are also on the website. (address below)

Tree branch hanging over access road next to the West of Bldg. A. Will be looked into.

When will Bldgs A and C get painted? Next year when we have the money in reserves.

Entrance at Beaverton Hillsdale Hwy : A tree was cut, not hauled away. David will call # on store lease sign and check into this.

Concern voice re: proposed new BiMart sign maybe bringing more traffic down 101<sup>st</sup> by drivers missing the sign. Hopefully this will not happen.

Question about choice of paint colors – The Board chose the colors a year ago and homeowner’s input was welcomed. The colors are finalized at this time.

**NEXT MEETING**

- **Next Monthly Meeting of the Board Members will be Tuesday, August 2 at the pool side at 6:30 PM**

ALL homeowners and residents are encouraged to attend and present their comments during the homeowner comments portion of the meeting.

**Homeowner Reminders**

- Any conversion of a unit to a rental property must be submitted to the management company for approval (banking requirements, that only a fixed percentage may be rental properties, affects ability to sell units.)
- Any changes to the exterior must be submitted to the management company for architectural review
- The Association website can be found at [www.stanwoodmanor.info](http://www.stanwoodmanor.info)

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