

# STANWOOD MANOR MEETING MINUTES

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**DATE:** 03/13/2015     **TIME:** 6:30     **PLACE:** Round Table Pizza  
**BOARD ATTENDEES:** Donna Johannes, June Conway, Riika Magnus, Jim Norman, David Smethers  
**HOMEOWNER ATTENDEES:** Leonard Conway, Martha Schaufler

The meeting was called to order at 6:00 PM.	Board
A motion was seconded to approve the minutes of the 11/11/2014 meeting	Board
<b>OLD BUSINESS:</b>	
Five new dogwood trees were planted- One on upper level; one on middle level; three on lower level	Board
Bamboo and roots removed in front of #15 and #16	Board
<b>NEW BUSINESS:</b>	
2015 Budget mailed to homeowners prior to this meeting. It was approved by the Board. There were no homeowner complaints. It will result in a small increase in HOA dues. We are in a good standing as far as our reserves.	Board
The Board approved changing to a new landscape company: Landscape East and West.	
The board approved accepting settlement on #12 back HOA fees	
The board approved asking Superior Community Management to write letters to unit #16 and two other units re: coming into compliance with Stanwood Manor's Bylaws re: unit exterior appearance.	Donna
Maintenance issues raised:	
◆ The sidewalk in front of Bldg C (lower level) is a safety hazard	
◆ non-working fire extinguishers and non-working smoke detectors in laundry rooms	
◆ gap below laundry room door in bldg A in need of door sweep	
◆ discarded water heater in Bldg C under stairs	
◆ Sink in Bldg A laundry room plugging up	
◆ oversized trees in two lower patio areas and invasive ivy growing in one lower patio area	
◆ laundry rooms filling up with bikes, doors, shelves, etc	
Riika volunteered to do a walkabout and take pictures.	
Donna will contact the Beaverton Fire Marshall to see if an inspection is required and what the requirements are.	Riika Donna

**Next meeting:**  
Our annual meeting is scheduled for Friday April 17<sup>th</sup> if Riika can get the Beaverton Community Room booked.

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## 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)