

# STANWOOD MANOR MEETING MINUTES

**DATE:** 01/26/2016      **TIME:** 6:30pm      **PLACE:** Round Table Pizza  
**BOARD ATTENDEES:** Richard Hill, Donna Johannes, Riika Magnus, Jim Norman, June Conway  
**ABSENT:** 0  
**GUEST:** Stu Luxenburg  
**HOMEOWNER ATTENDEES:** Leonard Conway, Brian Dobecki, Montana Leet

<ul style="list-style-type: none"> <li>The meeting was called to order at 6:30 PM.</li> <li>A motion was seconded to approve the minutes of the 09/21/25 meeting (with correction of the date from 9/14/2015)</li> </ul>	Board Board
<p><b>OLD BUSINESS:</b></p> <ul style="list-style-type: none"> <li>Flood light Bldg A/C – bulb out: Bulb came back on, now out again. Jim Kane to give bid on this and other dead lights.</li> <li>Sidewalk repair. Reviewed bid for repair and replacement for approximately \$4500. We will get another bid at the suggestion of Stu Luxenburg.</li> <li>#20 plumbing repairs completed.</li> <li>Stairs (loose) between middle to lower level: Repairs have been made.</li> <li>Towing signs replaced.</li> <li>Fence replacement behind Unit 2 – Pending owner providing pictures for the Board to review.</li> <li>Dysfunctional light post in front of Bldg. B: Board decided abandon the post for the time being.</li> </ul>	Board Board Board Board Board Board
<p><b>NEW BUSINESS:</b></p> <ul style="list-style-type: none"> <li>Approved bid for tree removal, grinding stump and hauling off debris (in front of #20) by Portland Tree Service for \$600.</li> <li>Approved bid for arbor vitae hedge removal to the West of the pool, grinding of stumps and hauling off debris by Portland Tree service for \$525.</li> <li>Requested additional clarification for bill from Reliant for plumbing invoice for \$439 for drain cleaning in Bldg E.</li> <li>Tabled discussions on Reliant plumbing invoice for \$2,204 in regards to #7 water main leak until we hear back from our insurance company.</li> <li>Approved billing owner for bamboo removal after letters have gone unheeded.</li> <li>Voted not to pay \$125/hr for Superior Management to research Washington County having any plumbing diagrams for Stanwood Manor.</li> <li>The balcony of #13 needs repair. Clarification of a bid of \$800 will be obtained.</li> <li>Approved Payment of attorney fees of \$432.21 for work re: bankruptcy of former owner of #27.</li> <li>The Storage Shed on the middle level is now empty and the Board will ponder possible uses.</li> <li>Approved bid for repair of the fence between #8 and #9 for \$410.</li> <li>Approved sending a letter to unit with plants growing down through the balcony deck.</li> <li>Approved obtaining bids for proactive plumbing modifications to Bldg. B replace water supply lines to individual units.</li> <li>Reviewed the draft budget for 2016, noting that it calls for a small increase in monthly HOA dues: Available Board Members will discuss further with the management company.</li> <li>Approved lighting replacement for 4 HID lights in middle level to be replaced with original fixtures.</li> <li>Approved converting large light facing parking lot of Bldg. C to LED for \$224.10</li> <li>Approved fixing water damaged overhead light between Bldg's D/E with waterproof unit for \$240.</li> </ul> <p><b>In the interim between meetings</b></p> <ul style="list-style-type: none"> <li>Approved putting up reminders to recycle notices.</li> <li>Approved payment of Riika's expenses for sign holders.</li> <li>Approved emergency work on unit #7 main water main leak.</li> </ul>	Board Board Riika Board Board Riika Board Board Board Board Riika Riika Board Board Board Riika Board Board Board Riika Board Board Board
<p><b>HOMEOWNER CONCERNS:</b></p> <ul style="list-style-type: none"> <li>New drain grate in parking lot near #12 does not drain well, contacting vendor to fix it.</li> <li>Plumbing issue re: shower drainage in #13</li> </ul>	Riika

**Next meeting: Annual Meeting will be Tuesday April 19<sup>th</sup> 2016 at 6:00pm at Beaverton Community Center**

**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)

# **Reminders for our Community!**

**Here are just a few things that you can do to help keep our monthly HOA dues down.**

- Fix all leaking faucets, toilets and showerheads.
- Upgrade your toilets to water saving models.
- Upgrade your showerheads to a low flow style fixture.
- Sort your garbage and recycling separately and dispose of in the proper bins (Trash bins on every level; Paper and Glass recycling is on the middle level).
- Any items that should not be disposed of on-site can easily be dropped off at Far West Recycling (10750 Denny Rd.)  
<http://www.farwestrecycling.com>
- Remember to turn off laundry room and utility room lights when you leave.
- Report flickering security lights to Superior for replacement before they burn out.
- Don't plant invasive species of any sort as they easily spread and are expensive to remove.

**Please visit our community website at <http://www.stanwoodmanor.info> and sign up for our email mailing list to get notified of community news more frequently!**