

# STANWOOD MANOR MEETING MINUTES

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**DATE:** 4/19/2016      **TIME:** 6:30pm      **PLACE:** Beaverton Community Center  
**BOARD ATTENDEES:** Richard Hill, Donna Johannes, Riika Magnus, Jim Norman, June Conway  
**ABSENT:** 0

**Guest:** Mike Crider from Superior Community Management

**HOMEOWNER ATTENDEES:** Leonard Conway, Brian Dobecki, Patrick Bray, Sharon Godsey, Lesley Herren, William Knab, Elizabeth McCampbell

<ul style="list-style-type: none"> <li>A quorum was declared and the Annual Meeting was called to order at 6:30 PM.</li> <li>A motion was seconded to approve the minutes of the 01/26/16 meeting</li> <li>Nominations for Board members was held. Jim Norman and June Conway are resigning their positions. Elected Board Members: New board members: Brian Dobecki and Lesley Herren.</li> <li>Riika Magnus will be Chair; Lesley Herren will be Vice Chair; Richard Hill will be Treasurer; Donna Johannes will be secretary and Brian Dobecki will be member at large.</li> <li>The meeting was adjourned at 7:00 PM</li> </ul>	
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**DATE:** 4/19/2016      **TIME:** 7pm      **PLACE:** Beaverton Community Center  
**BOARD ATTENDEES:** Richard Hill, Donna Johannes, Riika Magnus, Brian Dobecki, Lesley Herren  
**ABSENT:** 0

**HOMEOWNER ATTENDEES:** Leonard Conway, Patrick Bray, Sharon Godsey, Jim Norman, June Conway, William Knab, Elizabeth McCampbell,

<p><b>OLD BUSINESS:</b></p> <ul style="list-style-type: none"> <li>Nuisance bamboo removal still pending – affects two units. A letter to go out with deadlines.</li> <li>Unit #13 and fence between 8/9 have been repaired.</li> <li>Unit #26 removed overgrown plants from their deck.</li> <li>Riika and Jim had informal meeting with a plumbing contractor to discuss possible options for eventual replacement of main waterline to Building B. No bid or future action is needed at this point.</li> <li>Board approved normal cost of living dues increase for all units for 2016.</li> <li></li> </ul>	
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<p><b>NEW BUSINESS:</b></p> <ul style="list-style-type: none"> <li>The board approved homeowner Jim Norman contacting contractor Jim Kane about coordinating sidewalk repairs and hauling away old concrete.</li> <li>The board approved getting a bid for cleaning the moss off sidewalks.</li> <li>The board approved getting a bid for installing a fence in the area where the arbor vitae were removed to shield the pool from view. The fence will be the same height as the pool fence.</li> <li>The board approve sprinkler repair proposals by East West Landscaping for \$650.</li> <li>The board approved keeping Wet Kat for pool maintenance.</li> <li>The board approved getting a separate diagnosis for pool filling system.</li> <li>The board approved asking River City to modify the storm grate so that it stops plugging up with leaves.</li> </ul>	<p>Board</p> <p>Board Board Board</p> <p>Board Board Board Board</p>
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<p><b>HOMEOWNER CONCERNS:</b></p> <p>#16 recurring bamboo and overgrown rosebush          #15 recurring bamboo          New storm grate on upper level near trash bins plugs up and causes flooding during heavy rains          Sidewalks slippery with moss          The overhang looks discolored over upper bldg D</p>	
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**Next SMHOA meeting is Thursday June 2<sup>nd</sup> at 6:30pm at Round Table Pizza**

**Next meeting: TBA**

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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)