

STANWOOD MANOR MEETING MINUTES

DATE: 10/4/2016

TIME: 6:30pm

PLACE: TMG Conference Room

BOARD MEMBER ATTENDEES: Donna Johannes, Riika Magnus, Lesley Herron, Brian Dobecki

BOARD MEMBERS ABSENT: Richard Hill

TMG PERSONNEL ATTENDEES: Mandi Presler, Michelle Underwood

HOMEOWNER ATTENDEES: None

Meeting was called to order and a motion was seconded to approve the minutes of the 6/02/16 meeting.

OLD BUSINESS

- Pool & lower parking area fence installation finished and broken post replaced.
- Bamboo growing up into #15 siding was removed. No further investigation at this time.

NEW BUSINESS

- Property insurance renewed. Directors and Officers coverage added. TMG is looking into any discrepancies in the policy
- TMG presented three administrative resolutions which were signed by the Chair and Secretary: 1: Collections process; 2: Rules enforcement and fine structure and 3: notifications process to owners and residents
- Board OK'd Wet Kat invoice payment
- Bids for drain replacement in front of #27 reviewed and approved. Will be done by Apollo for \$2364.00
- Bids for replacement of water pipe that feeds the pool filler system reviewed and approved. Will be done by Apollo for \$2598.00.
- One bid reviewed for concrete repairs at various places around the property. Board approved CBM bid for \$17,456, pending receipt of any other comprehensive bids that are competitively priced.
- Board will obtain bids for pressure washing mossy sidewalks and curbs after concrete work is finished.
- Bldg A security lighting was failing so Brightside Electric serviced the lights.
- The Board approved paying Lovett \$75.00 to modify the storm drain on the upper level to prevent clogging and flooding.
- Storm Drain Cleaning – both property storm drains need periodic cleaning. TMG will look into having this done at appropriate intervals.
- The Board approved that a Financial review be done 3/16/17.
- Gutter Cleaning on 9/29 was thought to be satisfactory. Invoice for \$1695.00 approved. TMG will ask K&J Maintenance for suggested gutter cleaning schedule for the future.
- The Board approved getting bids for pruning trees, foliage overhanging our property including units #1 and #3 and entire upper parking lot fence. Awaiting response from owners the 10050 SW Beaverton Hillsdale House (Red House) re: foliage pushing against our fence.
- The Board reviewed and approved a bid to fix the pool handrail for \$1364.88

HOMEOWNER CONCERNS

- None

NEXT MEETING

11/16/16 at 6:00pm at
The Management Group (TMG)
15350 SW Sequoia Parkway Suite 200,
Portland, OR 97224

Homeowner Reminders

Any conversion of a unit to a rental property must be submitted to The Management Group for approval.
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