

Bethany View Estates Owners' Assn  
Board Meeting Minutes  
Friday, September 21, 2018

Meeting called into order @7pm

Present: Mark, Tim, Anders, Phil. Absent: Josh

Review and Agreed on Agenda

- \* Tract 'B' survey and insurance next to Bing's house
- \* Determine/select which board members should go up for re-election for a 3 year term (2 needed)
- \* Set date for general membership meeting in December and location
- \* Review budget spent and projected for remaining fiscal year
- \* Review plans for online payment system with potential intercept next year
- \* Any update on the Lillium house fire
- \* Any other open business/Open Forum Owners
- \* Prep for Daycare Proposal

Reviewed prior meeting minutes, approved as posted to web

Reviewed Tract 'B' next to Bing's house, HOA owns and therefore maintains tree, walkway between lots 47 & 48. Insurance will cover liability associated with section without increasing rates. Thanks to Tim and Gus and Scott who helped to trim and maintain Oak tree this summer.

Discussion on December general meeting. Anders and Mark volunteered to go up for election in the December general meeting for an additional 3 year term to put us back on the 2+2+1 cadence of board member election. Propose a general meeting Wed December at 6 pm at TVFR station 68.

Reviewed YTD spending. On track to have ample buffer greater than \$5K before 2019 dues collection. Spending is aligned with budget, no significant over-runs

Update on Lillium house fire submitted by email from Debra on ACC. They are moving ahead with a Face to Face meeting to review the proposal on rebuilding the damaged home.

Hi Phil,

Just had a conversation with Ahmed (burned Lillium home, owner). Here are updates he shared with me:

- No major changes to home planned; did mention would seek a larger space for a new refrigerator in the kitchen, will be doing all hardwood floors on main level, versus mix of hardwoods and carpet as before, may add on to the downstairs powder room square footage through space adjustment from coat closet and/or kitchen pantry. Footprint of home to remain the same.
- Oregon Home Improvement is the contractor they have chosen, currently in the process of obtaining the needed permits. (I did not get in to specifics of what kind of permits will be required, I would anticipate possibly demo, construction, plumbing and electrical.)
- The architect is involved with assessing the actual physical damage, and directing the contractor on areas requiring full rebuild, versus renovation.

- Ahmed mentioned that they would like to possibly add some brick trim to the exterior of their home, however have not made any decisions, just contemplating at this time.

I recommended that he go to the Bethany View Estates website and put in an initial architectural review committee submission representing what was in process. I suggested that he mention any possible change considerations and indicate additional details will be provided as final decisions are made.

Ahmed said he would do that, I offered him assistance as well.

Essentially, my impression was that there will not be substantial changes. I suspect that it may be necessary to coach him through the ACC process required. (exterior paint colors, roof type, and possibly exterior brick additions, etc.)

Another thought I had, due to the extensive nature of the rebuild, as an alternate approach, would you consider having a face to face meeting and documenting the meeting via minutes? Just a thought. I know that Ahmed and Wendy will want to keep the process moving forward as quickly as possible. I think that Ahmed is very happy to cooperate, just don't want him to feel the ACC communication is an additional burden to an already very difficult circumstance.

Feel free to call me if you are interested in discussing further,

Debbie

No owners present, no other open business.

Discussion of daycare proposal up-coming 9/27 at 7pm. Determined that meeting should not be held at present daycare facility, rather meeting will happen at 14756 NW Jewell in executive session. Discussed concerns of neighbors and board members: traffic, precedence of allowing businesses, property values, and parking. Also discussed concerns around validity of original CC&Rs to restrict businesses in the context of Oregon laws over the past 24+ years. The board determined that prior to ruling on any Owner's proposal on starting a daycare we would seek legal consult to determine precise limits on board power in this and other cases. Anders volunteered to assemble a BVE legal team for such activities.

Agreed to hold a legal team prep meeting on 9/28 7pm to review/assemble questions in preparation to discussion with a lawyer.

Agreed to hold a board meeting open to Owners after closing any legal questions, potentially sometime in mid-Oct where the board would formally debate and take up the Owner's proposal.

Meeting was adjourned at 8:40pm.

Submitted,  
Phil Tavernier  
President