

**JACKSON SCHOOL HOMEOWNERS**  
***HOA BOARD MEETING MINUTES***  
April 21, 2010

**Board Members Present**

Todd Powell  
Susan Lawson  
David O'Connor  
Doug Walti

**Employees Present**

Carolyn Ortman  
Judy Reed  
Attorney Fred Nachtigal

Todd Powell called the meeting to order at 7:00pm.

Todd Powell moved to approve the following items on the consent agenda.

1. Minutes of the March 8, 2010 monthly Board meeting.
2. Tree down in woods.
3. Summer programs.
4. Key fob audit.

David O'Connor asked to remove the summer programs from the consent agenda. Todd Powell moved to approve the consent agenda minus the summer programs, Susan Lawson seconded the motion and it passed unanimously.

**Legal Issues:**

- Attorney Fred Nachtigal informed the board that nothing had been settled yet on lot #125.
- Mr. Nachtigal distributed copies of a 1991 Amendment to the Declaration of Protective Covenants, Conditions and Restrictions Jackson School dealing with Jackson School #12. He recommended that we respond to requests from Title officers with the Washington County recording number of the document.
- A discussion of possible amendments to the use or occupancy of association common areas was tabled until a later date.

**Financial Issues:**

- Carolyn Ortman presented three bids to paint the exteriors of both pool bathhouses and the recreation center. David O'Connor moved to hire ESP Painting to paint the bath houses and the recreation center for an amount not to exceed \$5,500. Susan Lawson seconded the motion and it passed unanimously.
- Carolyn Ortman presented a proposal from Applied Plastics Machining to replace the pool furniture tabletops. Todd Powell moved to approve \$1,800 to replace the tabletops. Susan Lawson seconded the motion and it passed unanimously.
- David O'Connor moved to approve an additional salt cell for Harewood Pool at a cost not to exceed \$1,500. Todd Powell seconded the motion and it passed unanimously.

- Todd Powell moved to replace the sand filter tank at Lindsey Pool for an amount not to exceed \$1,300. David O'Connor seconded the motion and it passed unanimously.
- Todd Powell moved to approve replacing the solar reel and cover for Harewood Pool at a cost not to exceed \$2,500. Susan Lawson seconded the motion and it passed unanimously.
- CC&R Committee recommended fining lot #562. David O'Connor moved to begin the process of fining lot #562 in accordance with association policy. Todd Powell seconded the motion and it passed unanimously.
- David O'Connor informed the Board that a 73K Certificate of Deposit with Columbia Community Bank would mature on April 23rd. He moved that CD #3986 be invested 25K in a 1year CD and the balance, approx. 48K in a 2 year CD at Columbia Community Bank at the prevailing relationship rates. Susan Lawson seconded the motion and it passed unanimously.

#### Discussion Items:

- Carolyn Ortman reported that the ARC Committee approved requests for 4 properties.
- Todd Powell reported that the CC&R Committee met last Wednesday
- Judy Reed presented the current financial reports and reported that 2009's financial records have been sent to Schwindt & Co for their financial review.
- Carolyn Ortman noted that LEI took care of the downed tree near the apartments. The city of Hillsboro has notified us that we have 4 more trees that need to come down.
- Todd Powell reported that the BMX tract in the woods is expanding and he recommended leveling out the jumps and pushing forest products over it. The Board consensus was to remove the tract.
- Susan Lawson asked if we could put a warning sign on the pathway at Josephine to yield.

#### Homeowner Items:

- Janice Brown, lot #68 asked to be heard following a notice of violation regarding leaves in her yard. Todd Powell offered to look at her yard and report back to Carolyn.

The meeting adjourned to executive session to discuss summer programs at 8:30pm.

The next meeting will be May 11, 2010 at 7pm

