

FOREST HEIGHTS HOMEOWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, March 10, 2009

Forest Park School

Attendance:

Board Members:

Present: Michelle Garland, Pam Cavagnaro, Mary Shuhert, Tim Tees, Jayne Calkins, Joseph Schutz, Patrick Jones, Michael Fletcher, and Stuart Roberts

Absent: None

Association Counsel: Stuart Cohen

Association Management Team: Stephen Herr, General Manager
J. Patrick Moore, Compliance Coordinator

Owners: Steve Plambeck, Marcia Stilwell, Robert Walker

OPENING

The meeting was called to order at 6:04 pm by President Michelle Garland.

OPEN FORUM

Robert Walker addressed the Board regarding the proposal for the Off-Leash Dog Park Area. He and a number of neighbors in the area who would be impacted by this have some concerns about the plan including safety, outside users, possibility of accidents, and speed of vehicles coming down the hill. Wildlife also cross the road in this area. He feels it would be a bad use of the area. He also feels that the cost will exceed current estimates.

Steve Plambeck addressed the Board regarding the proposal for the Off-Leash Dog Park Area. He and his wife have lived there for 17 years. They have seen near-accidents; four accidents have occurred on the curve. He feels it is a very serious issue regarding the steep curve there. He and other adjacent neighbors are committed to preventing the development of this area. Plambeck stated that 70% of trail users to whom he has talked with near the trailhead there are not residents of Forest Heights. He purchased his Lot with the understanding that the proposed area would stay as open space, and fought the platting of Lots there when proposed by the developer.

CONSENT AGENDA

- a. Approve Minutes of February 10, 2009 Board Meeting
- b. Approve CAC Presentation – July 4th Fireworks and new schedule of activities and costs. This will be under the 2009 Budget of \$37,000
- c. Approve Manager Herr's Transportation Proposal

Tim Tees requested that the minutes be taken off the consent agenda.

Motion by Jayne Calkins, second by Tim Tees, to table approval of the minutes until the next Board Meeting.

Voting Yes: Jayne Calkins, Mary Shuhert, Tim Tees, Michael Fletcher

Voting No: Michelle Garland, Pam Cavagnaro, Stuart Roberts, Patrick Jones, Joseph Schutz

Motion failed 5-4.

Motion by Mary Shuhert, second by Patrick Jones to approve the minutes with the corrections discussed. Motion passed unanimously.

The following corrections were made: Correction of spelling of Dr. Eisinger's name, specific items in Landscape/Streetscape/Safety Committee motion listed, and post meeting change of date for board education and election of officers noted.

Motion by Mary Shuhert, second by Pam Cavagnaro, to approve the CAC July 4th celebration as presented within the budget.

Voting Yes: Michelle Garland, Pam Cavagnaro, Jayne Calkins, Mary Shuhert, Tim Tees, Stuart Roberts, Patrick Jones, Michael Fletcher

Voting No: Joseph Schutz

Motion passed 8-1.

Motion by Michelle Garland, second by Stuart Roberts, to approve the Transportation Proposal.

Motion to amend by Tim Tees, second by Patrick Jones, to give Steve the latitude to negotiate the transportation contract.

Amendment passed unanimously.

Vote on the amended motion: Motion passed unanimously.

MANAGEMENT REPORT

- a. General Manager Stephen Herr reminded the Board of the four letters sent by neighbors about the proposed Off-Leash Area. The Task Force chair has indicated that she may resign.
- b. The Association received notice that the BETC Pass-Thru Partnership had been assigned and we will be receiving our \$45,000 check.
- c. The annexation issue appears to be dead because the developer's representative from Nauru Development no longer has authority to act on his behalf.
- e. Manager Herr and Director Patrick Jones will be meeting with the Transportation Service Provider to review their proposal and available buses.
- g. Volunteer Appreciation Reception – Friday, 4/24/2009, Paragon Restaurant at 6:00 p.m.
- h. Staff Appreciation Luncheon – Friday, 4/17/2009 Noon, FHHOA Officers

(Following this report Manager Herr and Stuart Cohen left the meeting to prepare for the Annual Meeting.)

OLD BUSINESS

a. Manager's Letter of Expectations – 2009 Objectives.

Motion by Mary Shuhert, second by Pam Cavagnaro, to approve the 2009 Manager's Letter of Expectations.

Voting yes: Michelle Garland, Pam Cavagnaro Jayne Calkins, Patrick Jones, Mary Shuhert

**Voting no: Tim Tees, Stuart Roberts, Joseph Schutz,
Michael Fletcher abstained since he had not previously seen it.**

Motion passed 5-3-1.*

ADJOURNMENT

The meeting was adjourned by President Michelle Garland at 7:00 p.m.

Respectfully submitted,

[/Jayne Calkins/](#)

FHHOA Board of Director, Secretary

POST MEETING

*Upon later consultation with legal counsel, the motion to approve the 2009 Manager's Letter of Expectation did not pass because when President Garland "Called the Question" to end debate she did not receive a 2/3 majority vote.