

PARK BETHANY HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES

DATE: 05.10.2012 PLACE: Community Room of Central Bethany TIME: 7:00 pm

MATTERS DISCUSSED

Attendance: 24 HO present

Proxies: 27

**Opening: David Appel**

**Budget: Bob Reinsch.** Approved

Discussion. Talked about mailing all documents to homeowners (suggested by attorney) vs taping on front doors. Some HO upset about increased postage costs. Can we email all documents? Not many email addresses on file. Will check w/ Atty. One person upset w/ atty fees. Explained the issue of enforcement resolution and non-compliance, having "teeth". Someone wanted to disband HOA.

**Residential Solar Panels: Vince Weatherhill**

Main Points:

According to OR law, we cannot restrict usage of solar panels in the HOA

There is a specialty code for solar panel installation, be sure your contractor is aware of it. There are 2 inspections during and after construction

Possible return on investment is about 5 – 7 years.

Some sources of tax credits through energy trust system, they have strict guidelines of installation.

Possible to lease equipment

New designs. Can blend into roof, similar to sky lights.

Neighborhood needs to consider maintenance issues, no derelict equipment after warranty expires, possible life span of 10 – 12 years.

**Landscape: Marilyn Capello**

Promoting landscaping theme throughout Common Areas, have completed 4 projects this year: 153<sup>rd</sup>, overhanging bushes removed; Common area on corner of 153<sup>rd</sup>; corner of Francesca and Mitchell, removed dying rhodies; Corner of Mitchell and Kaiser, planted yellow grasses.

Priority list of landscaping improvements listed on website.

Landscaping notices are meant for modest control not meant for bullying.

Possible Help Patrol for single moms and landscaping maintenance.

**TO DO:** 1. Rental on corner of Channa and Francesca: Letter to homeowner, paint on house is peeling, need to repaint, have already received one notice. Follow-Up! **Address:**

2. Who is writing letters to 4 'out of compliance' homeowners?

**New Website: Dick Capello**

Need more individual email addresses. Will post in Newsletter

Storage for all important documents, easy access for homeowners.

**Architectural Control: David Appel**

Reviewed process for any change! All homeowners MUST submit in writing, using new forms, application for any change in landscaping (front) or house (painting, roof, etc) or fence.

MUCH discussion about fences and staining, fees, roofs, etc. Please call David with concerns

**Election: David Appel**

Explained duties of Secretary and Treasurer. Explained difference between Board Members and Officers. Elected Shubha Joshi ([shubhaj09@gmail.com](mailto:shubhaj09@gmail.com)) and Wes Nelson ([onslaughtwn@frontier.com](mailto:onslaughtwn@frontier.com)) to Board, Bob Reinsch will continue on as Treasurer and Board will elect new Secretary. Dana Eller has submitted her name for Secretary.

Respectfully Submitted: Diane Strong