

Parc Bethany Annual Homeowners Meeting
May 18th, 2018

Board members present: Weston Nelson

Officers present: Marilyn Capello, Landscape Committee Chair

Dick Capello, Secretary, Webmaster

Homeowners present: Diana Emberland, Loretta Fox, Cesar & Sheri Santa, Yi-Chun Chen, Kirk Hays, Barbara Sonniksen, Claude Karam, Mark Barnes, Brian Ferriola, Larry Phillips

Proxies certified: Dan Peters, John Pierce, Cindy Madden, Mark Ellsworth, Greg Nelson, Scott Baines, Julia DeWitt, Diane Strong, Thomas Quillen, Kathy VanVuren, Daryl Adams, Robert Moyer, R Asiello, Susie Koh

A total of 24 voting homeowners in attendance. Since only one Board member was present no subjects requiring approval could be voted on.

The treasurer presented the budget, cash flow and current expenses for 2017/18 The report is available on the PBHOA website (<http://parcbethanyhoa.com/finance.php>).

The landscape committee presented an overview of currently approved and suggested projects. A summary is available on the PBHOA website (<http://parcbethanyhoa.com/mtgs.php>).

Most of the meeting was devoted to discussion of the total update and rewrite of the Association governing documents (Declaration (CC&R's) and By-Laws. Of the eleven (11) proposals included on the Homeowner ballot, 8 were approved by at least 75% of the Owners. The most significant item was the addition of restrictions on renting a Parc Bethany property by an absentee owner. The new documents were recorded with Washington County on January 24th, 2018, totally superceding the original documents recorded in 1992/1993.

TGhe meeting was adjourned at 8:15 PM.

sponsor the event. If there is a significant positive response, the HOA will fund the expense of advertising, signs, etc. A date of June 24-25th was proposed.

A suggestion was made to have the Association sponsor a "dumpster event" in which one or more Waste Management dumpsters would be made available to residents to some period of time. An investigation will be undertaken to determine the probable cost involved and how it might fit into the annual budget. A survey of homeowner interest would be taken if it seems a feasible project.

Parc Bethany currently has seven investment properties (non-resident owners). That is just under 5% of the homes in Parc Bethany. Research has found that it not uncommon for HOA's to limit the number of community homes that are rented out (with appropriate allowances for unusual situations). This would give the Association the authority to make individual decisions regarding investment sales. A proposal was made to survey homeowners regarding limiting future investment purchases. The topic will be discussed further at the July Board Meeting.

A resident asked when the assessment invoices will be sent out. There was concern that time is running short of the payment due date of June 1st. The Secretary indicated that there was one property whose non-resident owner cannot be contacted and action was underway to re-establish communications. The invoices will be sent out no later than May 16th. An extension of two weeks will be added to the delinquency date of July 1st to compensate. All invoices will be transmitted via email for the first time, as we now have email agreement with all residents.

The meeting was adjourned at 8:40 PM.