The Board meeting of the Binford Ridge Homeowners Association was held on October 20, 2004, at 7:00 p.m. at 1344 SW Binford Lake Parkway, Gresham, Oregon.

Torrie Kellett, Gloria Kellett, Donald Willis, Shannon McCrary, and Mark Takizawa were in attendance.

Torrie Kellett brought the meeting to order. The minutes that were previously emailed to the board were approved as presented with one correction: the Board meetings will be held on the “third” Wednesday of every month.

Shannon McCrary gave the treasurer’s report which was approved as presented.

The first order of business was the need for additional bark for the turnabouts. This matter was tabled until next year.

The next order of business was the second phase of gravelling the last spillway. Per Greg Blefgen’s email, he will contact the person for a bid and it will be completed when whether provides.

The next order of business was the placing of “no parking” signs on the streets per the City of Gresham. Shannon reported that the City is still checking into who is going to pay for the signs, whether it will be the previous developer(s) or the Association. The City believes the developer is responsible, but paperwork is being checked out as to who is responsible for the cost. The board is in agreement of the City’s plan to place the “no parking” signs on the North side of Binford Lake Parkway. It was also discussed placing 15 mph signs on the street, but additional information will be needed from the City on whether this can be approved. Gloria will do follow-up on the speed limit signs.

Gloria gave the secretaries report and the CCR violation letters that will be going out. Lot 44 was discussed on what can be done to get the house completed since it also violates the CCRs. Gloria will contact the City on whether the temporary occupancy permits can be halted since no work is being done on the house. It was reported that the Association’s CCRs should be reviewed by our attorney as there are numerous errors that need to be corrected. The attorney is also reviewing the CCRs as to issues of the developer and the developer’s responsibilities on the Common Areas prior to turning them over to the Association at the turnover meeting. Gloria reported that lien letters had been sent out for those not paying the dues and special assessments. Certified letters will go out with a copy of the lien within the next month.

The next order of business discussed CCR violation amounts imposed on homeowners. Torrie presented a motion to charge $50 per CCR violation per month with an additional $100
per month thereafter if the CCR violation is not paid and/or resolved. Shannon seconded the motion and the motion was passed unanimously.

The next order of business discussed an Association website as Mary Chadwick had proposed. It was discussed that a letter would need to be presented to the Board in order for approval of a website, including costs.

The next order of business discussed homeowner complaints must be presented to the Board in writing in order for the Board to act and make appropriate decisions.

The last order of business discussed the Association Holiday Party on December 11, 2004, at Brad Zusman’s home. Letters/fliers will be going out with RSVP cards. Per the last Board meeting, Brad will handle the catering at $4 per plate, which is his cost. Mailings will be done by Gloria and Gloria will hand deliver others to the renters.

The next scheduled meeting for the Board is Wednesday, November 17, 2004, at 1344 SW Binford Lake Parkway, Gresham, Oregon.

There being no further business, the meeting was adjourned.

DATED this 20th day of October, 2004.

Torrie R. Kellett, President

Gloria J. Kellett, Secretary