

**Arbor Terrace HOA
Board of Directors Meeting Minutes
September 28, 2018**

Minutes of the Board of Directors meeting of the Arbor Terrace HOA held on September 28, 2018 at the Sherwood Fire Station, 15440 SW Oregon Street, Sherwood, OR 97140 at 6:30 pm.

Present:	Amy Boyle Jean Payne David Baehler	President & Treasurer Director Director
By Invitation:	Crystal Drake Daniel Ly	Century 21 Turner Properties Century 21 Turner Properties
Not present:	Rhonda Diestel Amanda McMillian	Secretary Director

Owners present as indicated on sign-in sheet.

Call to Order:

- The meeting was called to order at 6:31 pm by Board Treasurer & President, Amy Boyle and quorum was established as per meeting guidelines.

Meeting Minutes:

- Meeting Minutes can be found on the HOA's website: www.arborterracehoa.org

President & Treasurer's Report:

- HOA's Operating and Reserve account balances as of August 31, 2018 were reviewed; all show healthy balances. Reserves are fully funded as per the 2018 Reserve Study.
- Rowhouse Option C Special Assessment – 15 remaining participants.
- 2017/2018 Financial Review soon to begin.

Committee Reports:

Architecture Review Committee (ARC)

- There were no ARC requests.

Compliance Committee

- Nothing to discuss.

Landscape Committee

- Irrigation repairs continuously needed to include broken heads, controller replacement, strangulated pipes due to tree roots, etc.
- Tree trimming on Langer, Silo and Harvester completed.
- Discussion regarding corner plantings and sight issues with driving on Baler x Century as well as at the Community Park. Plans are being developed for updates to these plantings.
- Harvester and Century landscape updates still under discussion and design.

New Business:

- Roof vents were noted to be damaged and Charter has been dispatched for complete review and repair as necessary.

Old Business:

- Rowhouse gutter repairs completed by Action NW.

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Next Meeting Date:

- The next Board Meeting is Thursday, November 15th at 6:30 pm at the Sherwood Fire Station.

Adjournment:

- The Board meeting was adjourned at 7:44 pm.