

*STARWOOD ASSOCIATION ANNUAL MEETING
JANUARY 17, 2017*

Call to Order: Laura called the meeting to order at 7:00 pm. Present were board members: Alisa Jeffries, Laura Ball, Bert Swift, and Barry Garley. Jim Anderson, manager of the association was also present.

Jim Anderson said we do have a quorum present of 37.

Encroachment: Winn Francis was present to answer any questions.

Bob Townes: Lives on Saros for 4 years. Supports the Encroachment Policy that was sent out.

Steve Molkey: Asked for a definition for encroachment. Technically landscaping that is in the common space is encroachment. What about landscaping that does not exclude people from using it? The association needs to define it. Starwood has a very large perimeter and neighbors have cut off areas and have taken it for personal use. Charlie Young in 2006 did an encroachment policy.

Bob Townes- Believes “native” landscaping draws the line.

Susan Whitney: Loves the space of Starwood and considers any landscaping encroachment. She loves the Native nature of our neighborhood.

Should we allow soft encroachment? The community needs to vote on what we allow as encroachment.

Jim Hess: Believes the ARC committee approves landscaping and that should be enough.

Win: Starwood needs clear description of what is okay and not okay. Be consistent and clearly articulated.

Aaron and Jess Loukenen: Had a survey done on the property. The sellers misrepresented. The deck was there since 1992, 4 homeowners had lived there prior. He would like a vote of the community to grant them an easement.

Deb Coss: From a precedent stand point, would any homeowner be allowed for a vote in the future regarding encroachment? Win: The association should develop a plan for a “vote”. It would require a vote for each specific homeowner asking for the land.

Jim Hess: On a new sale you're either encroaching or not, past sales do not matter. Each homeowner gets a title report.

Joe Coss: Is it possible to have a “sunset” period where things are dealt with from here on out? Before that date, they encroachments are “grandfathered” in. Can we set a line from here on out?

Win: Oregon planned community act. The association can have a lawsuit to make the encroachment go away. If the association chooses not to do anything it can be sued. The association can do it or the owners can do it.

Adverse procession: 1) claim of right, good faith belief that it should be yours. 2) 1-2 years without an appeal, homeowner is responsible for legal fees. 3) Very fact oriented. Very expensive lawsuit.

Bruce (Starwood DR.): Utility access roads go adjacent to property, Pins are buried beneath gravel. That land is not available to use, you can do anything that does not restrict the use of the utility company. One of the exceptions on the property on the title report would say that there was an easement. It can be on the plat or recorded easement.

Larry Smith (Saros): If there is homeowner use on an easement (which prevents the purpose of the easement being fulfilled) what is the recourse of the association? At the very end, the association could sue the homeowner and have them remove what is restricting the use.

Casey (Solstice Ct): Could we have every property surveyed prior to selling?

Minutes of previous annual meeting were read: 2016 minutes were waived and approved.

Treasurer's Report: Report on file.

Communications to and from the Board: Nothing

Committee Reports:

RV Committee, Kami gave the report.

- 77/111 spaces filled. Last week someone was trying to unlock the gate and smashed the padlock off. Harry went in and replaced the lock. Someone also knocked down one of the lights in the corral that will be replaced. Laura will email Harry asking for a estimate to repair light pole and installation of the camera. Kami will get a bid for replacing the padlocks with card system.

Landscape and pasture report: Bob Wilkinson

- Thanks to 2 boys who cleared the snow from the fire hydrants.
- Somebody drove on the green space and front field. This can break irrigation equipment and sprinklers.
- The dog poop is bad, Laura will send out an email reminding people to clean up their dog's poop.
- Bob is looking into getting better poop bags for the neighborhood.
- The snow plower has done a great job.

ARC Committee report: Deb Coss

- 58 projects for the year
- Landscaping and trees were the majority along with painting.

Starwood Sanitary District Report: Larry Smith

- Replacement sand filter on north of Saros. On Tuesday of last week workers blasted the rock off of Lyra. A plan will be set within the month and construction will begin in the spring, expected to last around 6 weeks.

Association Manager's Report: Jim gave the report. Full report is on file.

- Jim drives through the neighborhood 2 x month.
- 2016 - 291 letters were written, 6 letters imposed fines.

Directors were elected. We need 1 more board member.

- Steve Mulkey was elected to be on the board.

Kestral Conservation Proposal is on hold.

Open discussion:

- Jim Hess: Has there ever been thought to add a community building near the park?
- Yvonne: A consensus was sent out a long time ago of what the community would want, maybe we can do that again? A letter will be sent out to see what people would be interested in having.
- Should the annual meeting be on Saturday early afternoon?
- A suggestion was made to have an advisory committees from each street.

Adjournment: 8:55