

May 15, 1982

Riverbank Homeowners Association

Meeting Minutes

On May 12, 1982 members of the association gathered at the clubhouse for the purpose of electing new officers, updating the status on the road, fence and water system issues, and other items.

Initially, a quorum was not present. There are now 33 lots in the association, requiring representation of 17 lots. It was determined that issues could be discussed but not voted upon until others arrived.

Nominations were discussed, indicating that there are provisions in the bylaws for a chairman, secretary, treasurer and two additional board members, totaling five. Due to vacated positions and extended terms of current officers, all five positions will be filled at the election.

Paul Hebb reported on the status of the road. The road will not be vacated to private, thus will be considered for improvements to bring it up to County standards. (The County will accept maintenance responsibility only if the roads are completed to County standards.) At issue are the following points: (1) Is there a 12 foot easement required on each side? (2) How much pruning is required? (3) Can the island on the south turn remain? (4) Can the rocks outside the south turn remain? (5) What needs to be done with the culverts? (6) What would be the status of the non-county road beside the clubhouse, and (7) will any resurfacing be required? Paul and others will meet with Carl Knee of Clackamas County Friday, May 14 at 4:30, to view the Riverbank roads and roadsides.

Paul presented the "Settlement Agreement" of the Riverbend law suit. Reference is made to the water district, thus involving Riverbank residents. When signed and settled, this document clears the way for formation of the water district by the owners, and a non-profit corporation for the district, costs to be paid by Paul. The district officers have been elected (Carl Freeze, Jack Kohl, Betty Naglee, Don Smethers, Lee Zinsli) but the

corporation has not yet been formed. When this is completed, maintenance responsibility will be transferred to the water district.

The tennis court fence repair was discussed. Two bids have been obtained (\$4894 and \$4656) in February, but may have expired. The consensus was to have the repairs done, due to appearance and safety, but a motion could not be made due to the lack of a quorum.

* * * Recess - to obtain more participation * * *

The meeting was officially called to order by chairman Bob Barrata. A quorum of 17 or more lot owners was present, clearing the way for official business.

A review of previous discussion followed, for those joining the meeting after the recess.

A motion was made and seconded to replace the tennis court fence with a chain link fence. An ammendment was made, seconded, but failed, to add landscaping to the motion. A second ammendment was made, seconded, and passed, to limit the fence expenditures to \$5,000. The discussion stated that the bids may have expired, but attempts would be made to renew at the same price, then to limit re-bids to \$5,000. The motion to replace the fence, with a \$5,000 limit was passed unanimously. It was noted that a clean up party may be needed for the old fence.

A motion was made, seconded and passed to accept the property owned by Rocky and Hatsy Dixon into the association. This is the home previously owned by Paul and Carol Hebb. The status has been unclear, since the lot does not show on the Riverbank plat map. There are still some questions about lots on Hebb Park road, but this brings the association up to 34 lots, by the present method of counting.

A motion was made, seconded and passed to open the nominations for new officers. When nominations were closed, officers were elected from the following nominees: Chairman - Bill Root, Don Smethers. Secretary - Linda Appel, Michaelene Barrata, Gayle Campbell. Treasurer - Ann Brewer, Sharon Stebbins. Board Members - Gene Appel, Ed Brewer, Ron Cook, Wally Graham, Luke Hall, Bill Root, John Sayre. A tie for one of the board member positions was settled by a democratic process.

Elected Officers

Chairman Don Smethers
Secretary Gayle Campbell
Treasurer Sharon Stebbins
Board Member Ed Brewer
Board Member Bill Root

Bob Baratta presented slides and a request by a potential purchaser of the Cody property (between Campbell and Root) to move a home to the site from the Bonneville Dam area. Because the home construction and move are in conflict with the Association restrictions (architectural design--white siding--comp roof--eave over hang, as stated in Article 5.1; and the moving of buildings constructed elsewhere, as stated in Article 5.3) a variance would be required. We have requested a meeting to discuss these issues plus plat plan, Greenway permit, road damage, tree removal and other items. A recommendation will be made to the Association for a vote on the issue.

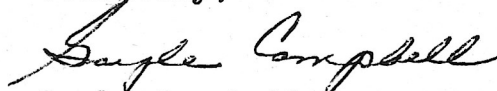
The Treasurer's report included notification that the clubhouse insurance is due.

Action Items:

1. Get renewal on fence bids --order work.
2. Paul to meet with County --determine road status.
3. Work party to remove old fence.
4. Spring clean-up party at clubhouse.
5. Board meet with house move applicant.
6. Transfer accounts to new officers.

The meeting was adjourned.

Secretary,


Gayle Campbell

Note:

On Friday, May 14, Pacific Fence & Wire was contacted to confirm low bid of \$4656. A similar site was visited by Don Smethers, and order to proceed with work was confirmed by members of the board. Removal of the old fence is not included in the bid, thus a work party is required.

***** WORK PARTY *****

SATURDAY MAY 22

9:00 A.M.

Fence removal at the tennis court

Possible mowing and brushing

Beater truck will be available

Chain saw needed
