

Riverbank Homeowners' Association

Subject: 8/21/89 Meeting Minutes

Meeting was held at the clubhouse at 7:30 PM.

-First item discussed was the past due status of two association members. Each household, respectively, was and currently is past due for 3 years/\$120.00. One household member was present and explained her concerns over properties currently being used for a landscaping business and the condition of a rental house. Board members responded with the actions they had taken with the landscaping business property and promised to correspond with the owner of the rental house. The discussion also included a commitment by that person that the past due \$120.00 would be paid.

-The other past due household was the landscaping business property. After discussion of the circumstances, it was decided that the Board should go ahead and have an attorney review the pertinent documents and place a lien against the property.

-Existence of the landscaping business was also discussed. Board members initiated actions by Clackamas County to investigate the situation. At this time, the County is in agreement that a business is being operated and has sent correspondence to the owner in regards to this matter. To date the owner has not responded and the matter should soon be forwarded to the County's attorneys for further action.

-Discussion on the role of the Board in enforcing covenants followed. Some members were concerned about how far the Board could go in its enforcement activities. Discussion basically centered on keeping all activities reasonable. Membership communication and involvement were also stressed.

-Clubhouse projects and funding for prospective projects were discussed. Tennis court resurfacing, landscaping and maintenance were reviewed. Involvement in the annual cleanup has been poor and the idea of paying for this service was discussed. In the end, the Board was charged with coming up specific project and funding proposals for approval by the membership. A questionnaire for further membership input was also to be put together by the Board.