

## RIVERBANK HOMEOWNERS ASSOCIATION

Minutes of Directors Meeting

March 7, 1979

A meeting of the Riverbank Homeowners Association Board of Directors was held at the home of Bob Baratta on March 7, 1979. In attendance were Bob Baratta, Bill Root, Dick Lewis and Walt Kalin. [Luke Hall was out of town on a business trip]

The meeting in general was a productive one dealing with some of the traditional favorite topics as well as some new ones.

### ROAD VACATION

After at least three years of effort this mission is still not accomplished. Bob Baratta and John Root will talk to Paul Hebb to find out how far he has gotten with Clackamas County. If Paul is still having a problem there, the directors resolved that they would form a task force to go to the county as a group and dig further into this problem.

Use of the road maintenance fund (\$20,000 principal plus over \$3000 accrued interest) is contingent upon county approval of petition to vacate. The Association now has some bills to pay for clubhouse and road maintenance:

Clubhouse electric bill	\$ 9.87
Clubhouse insurance est.	400.00
Clubhouse key duplication and door repair	?
Wild brush control	?
Paint and supplies	?

Our discussion with Paul Hebb will also try to free up some of the maintenance funds to take care of these expenses.

Assessment of a homeowner annual fee was considered but it was the preference of the board of directors to hold off on that if previously established maintenance funds are available.

### WATER

As far as we know, the case between Paul Hebb and Riverbend Homeowners is still unresolved.

### ROAD COMMITTEE

Riverbank got through this tough winter with no potholes. Let's hope our luck keeps up. Two items concerning the road condition were discussed.

1. It was agreed that we need to kill off the brush and wild growth within a few feet along the edge of the entire road through the development. This is necessary in order to prevent vegetation from growing into the asphalt and forcing the road to crack along the edges. Also this should provide better visibility to drivers and especially children playing along the road side. Maybe a little extra brush has to be cut down at some of the corners. A work party will be organized to hand spray the road throughout Riverbank. We fully appreciate the aesthetic value of the natural vegetation and therefore will spray very selectively and avoid any homeowner plantings at the road edge. We ask all the homeowners to help by controlling their own wild brush growth along the roadside during this summer growing season.

2. The RIVERBANK sign has faded and could use some

natural stain to brighten it up a little. The road maintenance committee will choose a color and initiate action to have it repainted this spring.

The directors recognize that some of our friends have commented that RIVERBANK "looked like a place that was abandoned" due to some of these factors, and has resolved to do a little trimming and painting to enhance the real natural beauty of our area.

#### CLUBHOUSE COMMITTEE

The clubhouse and tennis courts need some immediate attention:

1. The front sliding doors have jammed because the header beam above them has sagged. Bill Root and Walt Kalin are going to look into propping up that beam to free up the doors. The building is otherwise in good shape.
2. Bill Root is going to find the keys and get duplicates made for the directors. Anyone wishing to reserve the clubhouse for a party or special activity should contact Walt Kalin (or one of the other directors) to get keys and make sure there are no schedule conflicts. That building is ours, let's use it!!!
3. Wild brush will be killed or cut back around the tennis court fence and club house. And bark dust-if the maintenance budget allows-will be applied to make a neater appearance.
4. Tennis Courts also got through the rough winter OK, but at some point in time this year they will need a preservative coating. The cost and quality of this coating are to be determined by the preference of the homeowners. The directors welcome any suggestions.
5. Homeowners are reminded that the tennis courts are not for skateboarding or bicycle riding and children are to be instructed accordingly.

#### NEW CONSTRUCTION

House plans (English Tudor) of Mr. and Mrs. Scott Campbell, Lot 4-2, were reviewed and approved by the directors.

House plans (contemporary) of Mr. and Mrs. Paul Solari, Lot 1-2, were reviewed and approved by the directors.

We welcome the Campbells and Solaris and wish them success and satisfaction in building their new homes.

#### COMPLAINTS

We have had complaints of a skate board ramp and a camper unit parked in the area between Riverbank and Riverbend. Owners will be notified and these items removed.

#### PARTY

Saturday May 24 (Memorial Day Weekend) has been designated as the day for a Riverbank Homeowners neighborhood party at the clubhouse. We really want to encourage all homeowners in Riverbank to get to know each other and use and enjoy our recreation facilities.

More detailed information will follow.

Respectfully submitted,  
Walt Kalin, Secretary

*Walt Kalin*