

West Hill Estates Homeowners' Association
P.O. Box 5892
Salem, Oregon 97304
Minutes of Homeowners' Annual Meeting – June 9, 2016
The secretary, Chuck Strauss, is recording the minutes

Meeting Call to Order: By President Behmard at 7:15 P.M. President Behmard stated that a Quorum was present and that the meeting would be recorded for accuracy in preparing the minutes of the meeting.

Board Members Present: Hamid Behmard, Blair Grames, Lorre Euen, Chuck Strauss, Scott Gilbert, Spencer Wintersteen, Kathy Wautlet.

Members Absent: None

Homeowners present: See attached list.

Location: Meeting Room of Roth's, 1130 Wallace Road, NW, Salem Oregon

Agenda: President Behmard asked if there were any items to be added to the agenda. None were given. He then asked to approve the agenda. It was moved by homeowner Edie Hefter and seconded by Sammi Wright. Motion passed.

Minutes: President Behmard asked if there were any corrections for last year's annual meeting minutes. Several typos were found. The secretary Chuck Strauss noted corrections. A motion was then made to accept the amended minutes by Lorre Euen and seconded by Scott Gilbert. The motion carried. A request was then made by a homeowner to have the minutes read. Lorre Euen made a motion to wave the reading on the minutes of the 2015 annual meeting. Scott Gilbert seconded it. A show of hands vote was taken and the motion passed.

Announcements: President Behmard stated he had no announcements and asked if there were any from the Board members. There were none so meeting was moved on.

President's Comments: President Behmard introduced the directors. He introduced himself and had each Director introduce himself or herself.

President Behmard presented some of the Board's challenges and accomplishments:

- We have recently established a Facebook page that will be reported on later.
- We also have a website with our own domain name that will also be reported on later. It has all the minutes, CC&R's, policy resolutions, and architectural control committee request form.
- We have severed from the management trust cooperation. Blair Grames has taken on this role and will give a report. He has to list all homeowner on Quickbooks. This saves us a lot of money and the management trust company was not doing most of the things we wanted them to do. It was costing us \$1,000 per month to use them. President Behmard acknowledged the hard work of Blair Grames.
- The lawsuit that was brought against seven homeowners and the association was mentioned. It happened the end of August 2016 and by November 3rd, 2016 the person who brought the lawsuit dismissed the case. We still needed an attorney that cost the HOA \$10,000 with the rest paid by our insurance company. President Behmard urged all homeowners to try to find a middle way if there are difficulties. Try mediation first.
- President talked about the common area costing the association about \$16,000 per year for landscaping and watering. He proposed that the new board consider replacing the area with shrubs. It is also a waste of water. He is looking for feedback from homeowners for slowly changing this phase-by-phase. In the long term it will save us money and is the environmentally right thing to do.
- We started the process on unifying all the phases of the CC&R's. We would like to have one CC&R. If any homeowner would like to help with this, please let the Board know.

Secretary Report: Chuck Strauss had nothing to report.

Questions: President Behmard asked if there were any questions at this time.

- A question was asked to explain the lawsuit. President Behmard explained it was about phases 4, 5, and 6. It concerned the restriction on the height of trees where the trees cannot exceed the height of the house. The CC&R's were amended in phases 4, 5, and 6 to go away. The homeowner was not happy with the neighbor below them as his trees were taller and sued that neighbor and everyone on that side of the street and the association. It was resolved because the homeowner being sued said you just needed to tell me and he took care of the problem.

Treasurers Report: Blair Games made a presentation that covered several points.

- When we discharged management trust, we did retain the services for some things. We use Accuraccounts to provide some of the basic work to help us out that costs approximately \$200 per month. They are also going to help us with the assessment letters that will be going out at the end of the month.
- The Common area maintenance uses a landscaper that costs us approximately \$14,000 per year. We have had some issues of the past several years concerning sprinkler heads. The wrong types are along parts of Orchard Heights. We will replace them to get a better distribution of water that is more efficient.
- Financial information was passed out (see attached) on proposed budgets for the next year. It will be approximately the same as this year. We have a bank balance of \$43,185.58. \$16,000 is reserve, \$27,000 of working funds are available. The rest is laid out including profit and loss and what we have spent.
- Blair Games then asked if there are any questions.
 - A homeowner asked what was the nature of the reserves. Blair Games explained these are funds set aside for emergencies such as the accident on Orchard Heights. Even though it didn't cost the association anything as it was covered by the driver's insurance.
 - A homeowner asked when we decided to accept the new budget. Blair Games explained that it was gone over in the May homeowners meeting. We will send out the budget to the homeowners since it has not been 30 days since the Board approved it.
 - A homeowner asked how we were doing regarding homeowners who haven't paid the association dues. Blair Games said there are about ten problems, some rather large amounts. We collected two of them last year in the amounts of approximately \$8,000 and \$2,000. Fines and fees are best to be taken care of immediately. We usually collect them on liens.

CC&R Report: Spencer Wintersteen began with a show of hands of the time frame the homeowners present lived in the neighborhood. His title company told him that West Hill Estates was a highly transient neighborhood. He stated that his house had changed hands seven times. As a result of the many different homeowners in the neighborhood, there has been a lot of variance in the interpretation of how the CC&R's have been done. This background information is set for the newsletter and our proposed plan going forward. Spencer Wintersteen mentioned that when he moved into his house ten months ago he was greeted with a welcome letter and a violation letter at the same time. He knew it needed painting. He contacted the Board to find out what he needed to do and what actual CC&R he was in violation of. He then looked at many homes that were also not in compliance of the CC&R's. He started reading the CC&R's and found there are a lot of variations in the different phases and many that are left open to interpretation of the CC&R's. The CC&R's were written to: preserve and maintain livability, maintain and upkeep your curb appeal, and maintain market value. Spencer thought it would be great if there were a way to consolidate the CC&R's. He found out there was a motion from a previous Board to do that. Homeowners should be able to understand what they are not in compliance of. The Board should be able to cite the article and number of what the noncompliance is. The Board's intent is to say what this is and that we understand that homeowners get busy, things happen. If a homeowner can get things back in order, that would be great. If a second letter were to go out, it could include a fine and a time period of when that needs to be fixed. We want to clarify who is in compliance and who isn't. These would be objective, not subjective decisions. During the month of June we will be sending out reminders to homeowners to look at the CC&R's and the condition of the outsides of their homes, paint, moss, fences, etc. On July 1st, those homes not in compliance with the CC&R's, the association will take action. By this date, get your house checked on and make the necessary repairs. This is a friendly reminder to get things re-established. Without homes in compliance, it is a recipe for the disillusion of the actual CC&R's. We are asking for your help. If we need to come together as a community to help our neighbors come into compliance that would help our neighborhood come back to the standards we all want and expect. This will be mailed out to everyone.

QUESTIONS:

- A homeowner said he bought a property that was out of compliance and made it in compliance to the CC&Rs. What is your authority to change the CC&R's? What is the process for these changes? President Behmard said the homeowners would vote on it. Spencer Wintersteen said that a majority vote of 75% of the homeowners could change the CC&R's. This vote will take place by mail. Lorre Euen said that an attorney would look it over first.
- A question from a homeowner was asked if the CC&R's and bylaws are on the website. The answer is yes. Also, they are available through your title company.
- A homeowner asked if the people who don't vote on the changes to the CC&R's a yes or no vote. Spencer Wintersteen said he would have to look at the bylaws that cover this.

Architectural Control Committee: Hamid Behmard reported that several homeowners have started projects without prior approval from the Architectural Control Committee. If the project is not in compliance with the CC&R's, then the project will have to be redone. Hamid then reported that in the past year the ACC has seen: 2 new roofs, 10 new house paintings (2 were not approved ahead of time that had to be repainted), 3 fences (2 not approved, but they were ok), 2 garden sheds, 2 new houses, 2 new gazebos, 3 door/window replacements, 1 solar panel (now that solar panels are allowed, they still need to be in compliance with the looks), and 5 landscapes.

Common Area Committee: Lorre Euen reported that president Behmard already mentioned about making the common area being more environmentally friendly. Blair Grames mentioned about the sprinkler heads. We had a mole problem that has been taken care of for now. The accident that happened the end of January 2016 involved an intoxicated driver on Orchard Heights who veered off the road into the common area wall and also took out two properties' fences. Lorre Euen took care of working with the insurance companies and landscaping and masonry companies who did a really good job repairing the damages. The new cement blocks look newer than the rest, but the weather will take care of making them look like the rest. The insurance company came through for these repairs for the association and the homeowners involved.

QUESTIONS:

- A homeowner asked if we were going to replace the bark dust. Lorre Euen said it depends. Right now the Board doesn't see a real need for it. It will also depend on if we move forward with replacing the common area with shrubs as was mentioned earlier. The homeowner then asked about the abundance of weeds in the commons area. Blair Grames said he met with Russell's Landscaping last week that said they would take a look at this and report to Blair Grames this week. We are looking at weeds, shrubs, trees, etc. Blair Grames felt like Russell's has done the proper treatment with these issues.
- A homeowner asked about signs in the common areas (for example, construction signs). President Behmard said that is part of the association and is not legal. Lorre Euen said there should be no signs in the common area with the exception of homeowners advertising a yard sale. Those are temporary and should be removed in a couple of days. Lorre Euen said if she sees a sign, she takes it down and calls the company and tells them where they can pick up their sign. Open houses are also ok for the day and then removed. Real estate signs are allowed on individual properties.

Welcoming Committee Chair: Sammi Wright said that she has met some wonderful new people. She just got a new list that she will go around and meet the homeowner. She then asked if there were new people to the neighborhood to stand up and introduce themselves. Several homeowners did that and were recognized.

Website/Newsletter: President Behmard reported that we have a website: WHEHOA.com. Scott Gilbert created the website. Scott Gilbert said there have been other websites in the past and that we have lost contact how to maintain them and would begin to take them down. The new website will have the minutes, CC&R's, bylaws, forms, etc. on it.

Facebook Page: Chuck Strauss created a Facebook page. To find it, do a search for West Hill Estates Home Owners Association. It is a place for people to download forms, meeting announcements, questions, etc.

QUESTIONS:

- A homeowner asked if it was an open or closed group. It is an open group. Chuck Strauss said that he has control on what goes on there and can remove any inappropriate comments. Every time someone makes a comment on the Facebook page, Chuck Strauss gets an email saying that.

President Behmard said that he would really like to communicate to people through email. He mentioned that the newsletter cost about \$200 including postage. It is so much easier to send an email to make announcements. The next topic President Behmard reported on was complaints about people not stopping at stop signs. With a lot of children playing in the neighborhood it is a hazardous thing. He asked that everyone follow the traffic rules. Sammi Wright mentioned how fast some people were driving along Chapman Hill. Chuck Strauss mentioned that he has seen a police officer at times monitoring this. President Behmard mentioned there were drones in the neighborhood. We are going to check with the state laws concerning this. It is an issue of privacy.

QUESTIONS:

- A homeowner asked if there was any thought given to putting in a speed bump. Another homeowner said the bike lanes were added to slow traffic. Historically, the city will not put in speed bumps. A homeowner said in another neighborhood the city had to do a traffic study including a speed sign. He stated that the city would not do speed bumps because it slows down emergency vehicles. If we want to pursue this, after the traffic study we have to take a petition to the city. The neighborhood would have to front the cost for this. Another homeowner suggested installing a round about. President Behmard said this would be a good topic for the next Board. One homeowner suggested more speed limit signs to remind drivers of the speed limit.

Elections: President Behmard said that we would now conduct the election of new officers for the Board of Directors. He explained that there are seven positions on the Board and five are up for election. He explained the process. He wrote down the names of the people who wished to run for office. After the names were recorded, each candidate made a brief statement.

Candidates

Lorre Euen
 Scott Gilbert
 Shelly Hill
 Donna Herring
 Chuck Strauss
 Spencer Wintersteen
 Terry Witt

A discussion on how to handle the proxies should be considered. It was decided that the proxies would be handled like a ballot and the person with the proxy could vote for any candidates he or she wished. Ballots were counted and the results were:

Lorre Euen
 Scott Gilbert
 Chuck Strauss
 Spencer Wintersteen
 Terry Witt

Adjournment : 9:00P.M.

Submitted by Chuck, Secretary

Attachments:

Agenda
 Sign-In Sheet
 Proposed Budget
 Balance Sheet

Profit and Loss Budget vs. Actual
Proof of Notice
C&R Report.

**West Hill Estates Homeowners Association
Annual Meeting at Roth at 7:00 PM
June 9, 2016**

- I. CALL TO ORDER (Establish Quorum)**
Board Members present:
Homeowners present:
Approval of agenda,
Approval of May 28, 2015 annual meeting,
- II. ANNOUNCEMENTS**
 - a.
- III. REPORTS**
 - a. President:
 - b. Secretary
 - c. Treasurer
 - d. CC&R Committee Chair
 - e. Architectural Control Committee Chair
 - f. Common Area Committee Chair
 - g. Welcome Committee Chair
- IV. OLD BUSINESS**
 - a. Update on newsletter and website: Scott Gilbert.
 - b. Update on Facebook site: Chuck Strauss.
 - c. Update on Revision of CC&R
 - d.
- V. NEW BUSINESS**
 - a. Election of new Board Directors; 5 vacancies
- VI. Open Forum**
Homeowners
- VII. FINAL COMMENTS AND ADJOURNMENT**

Last Name:	First Name:	Address:	Email:	Sign in:
Cook	Bret	1642 Diamond Peak Ct NW		
Cook	Bret	1360 Ranier Lp NW		
Cook	Erick & Debra	1727 Sisters Ct NW		
Cooke	David & Jennifer	1632 Diamond Peak Ct NW	DAVID C333@MSN.COM	Dec
Coon	Brian & Traci	1837 Wallowa Ave NW		
Coutis	Spiros & Litsa	1824 Whitney Dr NW		
Cram	Daniel & Kelly	1827 Barlow Ave NW		
Cranford	Don & Karen	1578 Hallet Ct NW		
Cranston	Allen Craig	1509 Collins St NW	ALLEN.C.CRANSTON@GMAIL.COM	Allen
Cutshall	Norman & Cutshall	1645 Diamond Peak Ct NW	NCutshall@MSN.COM	Cheryl Cutshall
Dalke	David & Marian	1365 Ranier Lp NW		
Dalke	Sally	1746 Chapman Hill Dr NW		
Daniel Family Trust		1480 Ranier Lp NW		
Depuy	Robert & Annette	1542 Mousebird Ave NW		
Digiusto	Gina & Jovick David	1340 Ranier Lp NW		
Dolato	Max & Shirley	1562 Pelican Ct NW		
Duell	Tiffany	1685 Sisters Ct NW		
Duke	Monika	1340 Chapman Hill Dr NW		
Elmore	Steven	1597 Steens Ct NW		
Ephrem	Michael	1351 Ranier Lp NW		
Euen	Eric & Lorre	1924 Chapman Hill Dr NW		
Fenske	Richard & Linda	1524 Chapman Hill Dr NW		
Fernow	Jonathan & Stephen	1572 Pelican Ct NW		
Ficker	Darryl & Lesli	1514 Chapman Hill Dr NW		
Fletcher	Bryan	1930 Olympia Ave NW		
Foster	Kelly	1775 Snowbird Dr NW		
Foster William L Family Trust		1455 Ranier Lp NW		
Fowler	Brian & Kathy	1776 Barlow Ave NW		
Fowler	Randal & Gretchen	1865 Chapman Hill Dr NW		
Fox	Arthur & Marie	1556 Steens Ct NW		
Francis	Anthony & Francis	1517 Chapman Hill Dr NW		
Francis	Laura	1481 Ranier Lp NW		
Franklin	Mary Ann	1505 Mousebird Ave NW		
Freshour Living Trust		1375 Ranier Lp NW		
Friesen	Gary Gene & Patricia	1625 Diamond Peak Ct NW		
Fulwyler	Richard & Virginia	1796 Snowbird Dr NW		
Gabriel	Deborah	1634 Pelican Ct NW		
Gates	Jennifer	1625 Sisters Ct NW		
Gersten	Gary	1832 Chapman Hill Dr NW		
Gih LLC		1695 Snowbird Dr NW		
Gilbert	Jeremy & Elvira	1683 Snowbird Ct NW	JERRYAG47@yahoo.com	Jeremy Gilbert
Gilbert	Scott & Jennifer	1615 Diamond Peak Ct NW		Jennifer Gilbert
Gilchrist	Gary & Braunda	1597 Chapman Hill Dr NW		
Glass	Marilyn L Rvc Lvg	1445 Ranier Lp NW		
Goicochea	Luis Fernando & Ana	1756 Snowbird Dr NW	lotigoicochea@hotmail.com	Ana Goicochea
Golomski	Glen & Jean	1740 Snowbird Ct NW		
Goodpaster	G K & Brice-Goodpa	1803 Boulder Ridge Ct NW		
Gordon	J Stephen & Katherine	1786 Snowbird Dr NW		
Graham	Marv & Cora	1411 Ranier Lp NW		
Grames	Blair	1561 Ashland Ct NW		B. Grames

Last Name:	First Name:	Address:	Email:	Sign in:
Green	Joint	1461 Ranier Lp NW		
Green	Mark & Karen	1888 Olympia Ave NW		
Gwynn	Tom & Beth	1513 Collins St NW		
Haeg	Marque	1753 Mousebird Ave NW		<i>Beiz Haeg</i>
Hagan	Steven & Call Christ	1773 Mousebird Ave NW		
Hall	Geraldine	1624 Pelican Ct NW		
Haller	Don H Jr & Janet	1852 Chapman Hill Dr NW	<i>donjanethaller@gmail.com</i>	
Haller	Don H Jr & Janet	1515 Mousebird Ave NW		<i>Don + Janet Haller</i>
Hamilton	Linda P Marital	1737 Chapman Hill Dr NW		
Hare	Carol E 1999 Rvc	1330 Ranier Lp NW		
Harms	Lorri	1441 Ranier Lp NW		
Harris	Daniel & Lillian	1424 Ranier Lp NW		
Harris	Wade	1897 Olympia Ave NW		
Harvey	Scott & Elaine	1793 Mousebird Ave NW		
Hefter	Rudolph & Edith Rv	1687 Mousebird Ave NW	<i>hefter56@hotmail.com</i>	<i>Rudolph & Edith Hefter</i>
Heikila	Erik & Heikila Tara	1592 Greyback Ct NW	<i>PCS0240@msn.com</i>	<i>Heikila Tara</i>
Helmbold	Christopher	1635 Diamond Peak Ct NW		
Henderson	Terry & Henderson	1675 Snowbird Dr NW		
Herren	Daniel & Donna	1725 Olympia Ave NW	<i>dherren@msn.com</i>	<i>whdth</i>
Herring	Larry & Sandra	1816 Barlow Ave NW		
Hickman	Gregory & Lisa	1475 Ranier Lp NW		
Higlin	William & Patricia	1593 Greyback Ct NW		
Hill Anthony L & Shelly K		1683 Olympia Ct NW		<i>Shelly Hill</i>
Hoar	William & Sherryll	1511 Gearhart Ave NW		
Hoobler	James A Rvc Lvg	1593 Snowbird Dr NW	<i>hooblej@wou.edu</i>	<i>J. Hoobler</i>
Hoots	Gerald	1777 Barlow Ave NW		
Hunt	Robbin & Vanessa	1638 Chapman Hill Dr NW		
Huynh	Yolanda	1772 Sisters Ct NW		
Jamieson Eric W & Shelly M		1415 Ranier Lp NW		
Jenkins	Gene	1776 Mousebird Ave NW		
Jensen	Richard & Lauren	1610 Sisters Ct NW		
Jimenez	Antonio	1854 Wallowa Ave NW		
Johnson	Beverley	1697 Mousebird Ave NW		
Johnson	Bruce & Diane	1743 Chapman Hill Dr NW		
Johnson	Cleve & Angila	1615 Ashland Ct NW		
Johnson	Richard & Margie	1655 Pelican Ct NW		
Johnson		1686 Ashland Ct NW		
Jones	James C III & Jones	1733 Mousebird Ave NW		
Judd	Ellen Ruth & Michael	1576 Steens Ct NW		
Kannier	Darren & Denise	1425 Ranier Lp NW		
Kao	Patricia	1680 Snowbird Ct NW		
Kauffman	Grant & Janis	1747 Sisters Ct NW		
Kaur	Parvinder & Singh J	1633 Olympia Ct NW		
Kea	Chhay & Moeung C	1715 Snowbird Dr NW		
Kerr		1564 Ashland Ct NW		
King	Frederic	1827 Olympia Ave NW		
King	John Jr & Joyce	1330 Chapman Hill Dr NW		
Kiryuta	Alex	1345 Ranier Lp NW		
Klicker	Max & Elizabeth	1474 Ranier Lp NW		
Klosterman	Susan	1471 Ranier Lp NW		

Last Name:	First Name:	Address:	Email:	Sign in:
Koford	Caroline	1350 Chapman Hill Dr NW		
Krick	Linda	1733 Chapman Hill Dr NW		
Kroft	David Jeffrey	1784 Whitney Dr NW		
Lane	Matthew & Cynthia	1695 Ashland Ct NW	<i>cindylane@comcast.net</i>	<i>Cindy Lane</i>
Lane	Reno Alan & Kim Yr	1862 Boulder Ridge Ct NW		
Lapray	Jon Edward	1595 Hallet Ct NW		
Laro	Eric & Meghan	1818 Olympia Ave NW		
Layton	Timothy & Layton J	1588 Hallet Ct NW		
Lee	Lingying	1650 Sisters Ct NW		
Lefore	John & Barbara	1548 Hallet Ct NW		
Lenz	Craig & Maureen	1660 Mousebird Ave NW		
Liechty	James & Christena	1785 Snowbird Dr NW		
Lies	Gregory & Barbara	1607 Mousebird Ave NW		
Lindquist	Daniel & Theresa	1847 Olympia Ave NW		
Linerud	Rory	1620 Sisters Ct NW		
Littlefield	Thomas	1470 Ranier Lp NW		
Loewen-Thom	Ian & Glenys	1838 Olympia Ave NW		
Love	John & Joan	1726 Olympia Ave NW		
Lownsbery	Douglas & Danielle	1520 St Helens St NW		
Madsen	Donald	1534 Gearhart Ave NW		
Mahoney	Matt			
Makkalearn		1878 Olympia Ave NW		
Malkasian	Greg Rvc Lvg	1656 Snowbird Dr NW	<i>Greg</i>	<i>gregmar@comcast.net</i>
Marcroft	David & Debra	1652 Diamond Peak Ct NW		
Markwell	Timothy	1643 Olympia Ct NW		
Marrow	James & Renee	1454 Ranier Lp NW		
Masten	Steven & Debora	1444 Ranier Lp NW		
McCauley	Michael & Stella	1610 Mousebird Ave NW		
McClain	Patrick & Vickie	1767 Sisters Ct NW	<i>Patrick</i>	<i>Vickie McClain</i>
McDonald	Kelly & Cherie	1381 Chapman Hill Dr NW		
McKeen	Michael	1663 Olympia Ct NW		
McLaren	Gordon & Lee Ann	1720 Snowbird Ct NW		
McLauchlin	Susan	1766 Snowbird Dr NW		
McNab	Sherman & Victoria	1562 Mousebird Ave NW		
McReynolds	Dana & Jill	1598 Hallet Ct NW		
Messenger	Jay & Madhuri	1777 Whitney Dr NW	<i>messengerfamily@outlook.com</i>	<i>M</i>
Miller	Jeanne Marie	1684 Olympia Ct NW		
Miller	Larry	1639 Chapman Hill Dr NW		
Miyake	Richard & McLeod J	1371 Ranier Lp NW		
Moore	James & Moore Sall	1670 Sisters Ct NW		
Morgan	Lavena	1420 Ranier Lp NW		
Morin	David Andrew & Ch	2012 Chapman Hill Dr NW		
Muller	Scott & Sheila	1625 Pelican Ct NW		
Murray Family Trust		1654 Olympia Ct NW		
Mussatti	Daniel A Sr & Blume	1776 Olympia Ave NW		
Nain	Kabir & Iamscicova	1519 Collins St NW		
Neeley	Mark & Dixie	1544 Chapman Hill Dr NW		
Nell	Todd & Lisa	1726 Chapman Hill Dr NW		
Nelson	Brett & Julia	1853 Boulder Ridge Ct NW		
Nering	Lawrence & Joyce	1331 Chapman Hill Dr NW		

Last Name:	First Name:	Address:	Email:	Sign in:
Neufeldt	Colleen	1585 Hallet Ct NW		
Ngo	Liem & Tran Kim Kh	1857 Olympia Ave NW		
Nguyen	Quynh Thi Ngoc	1464 Ranier Lp NW		
Nguyen	Thanh	1381 Ranier Lp NW		
Nguyen	Thuy	1361 Ranier Lp NW		
Nguyen	Tony & Ho Kim Cuc	1421 Ranier Lp NW		
Niblock	Michael & Lisa	1401 Ranier Lp NW		
Nordgren	Fred M Jr & Melissa	1385 Ranier Lp NW		
Norman	Gerda	1627 Mousebird Ave NW		
Oberoi	Traci Van Hees	1545 Hallet Ct NW		
Occupant		1927 Chapman Hill Dr NW		
Occupant		1868 Olympia Ave NW		
Oguinn	Lorna & David	1448 Chapman Hill Dr NW	loguinn108@comcast.net	Lorna Oguinn
Okada	Julie	1391 Ranier Lp NW		
Olson	Eric & Andrea	1765 Olympia Ave NW		
Olson	Greig D Rvc	1492 Gearhart Ave NW		
Ortega	Anthony & Karen	1499 Gearhart Ave NW		
Page	Donald & Janice	1804 Whitney Dr NW		
Pancoast	Donald & Helen	1857 Wallowa Ave NW		
Parent	Ryan & Sarah	1644 Pelican Ct NW		
Paris-Smith	Linda	1497 St Helens St NW		
Paulsen	Loren & Nancy	1503 Collins St NW		
Paulson Family Trust		1674 Olympia Ct NW		
Perez	Manuel & Whitney	1573 Greyback Ct NW		
Persels	Jeffery & Dawn	1431 Ranier Lp NW		
Phillips	Jared	1331 Ranier Lp NW		
Phillips	Scott & Tammy	1834 Wallowa Ave NW		
Philp	David & Dorothy R	1395 Ranier Lp NW		
Pitchford	Leslie & Stich	1666 Snowbird Dr NW	L. Pitchford L. Pitchford	Leslie
Polvi 1981 Family Trust		1626 Snowbird Dr NW		
Priest		1764 Whitney Dr NW		
Privalov	Denis Rvc Lvg	1435 Ranier Lp NW		
Qwest Corporation				
Ramakrishnan	Sudha	1595 Mousebird Ave NW		
Rapp	Charles & Melinda	1910 Olympia Ave NW		
Raschkes	Karl & Bunnie	1766 Olympia Ave NW		
Reed Jr	Lester	1496 St Helens St NW		Lester Reed Jr
Resner	Michael & Sheryl	1673 Olympia Ct NW		
Richards Shelley D		1555 Mousebird Ave NW		
Rieder	Linda	1647 Mousebird Ave NW		
Roberts	Laura	1636 Ashland Ct NW		
Robertson	Rex & Robertson L	1615 Snowbird Dr NW		
Ryan Robert E And Doreen L Famil		1563 Pelican Ct NW		
Sakagawa	William & Rondi	1757 Whitney Dr NW		
San	Augustine Dino Alar	1655 Ashland Ct NW		
Scantlin	Kenneth & Sylvia	1827 Mousebird Ave NW		
Schmidt	Jeffrey & Natalie	1887 Olympia Ave NW		
Schrenk	John & Schrenk Lois	1833 Boulder Ridge Ct NW		
Shaver	John & Catherine	1797 Barlow Ave NW		
Shipler	Thomas J Jnt Rvc	1583 Snowbird Dr NW		

Last Name:	First Name:	Address:	Email:	Sign in:
Shipler Thomas Jnt Rvc Tr				
Showalter	Craig	1622 Diamond Peak Ct NW		
Shrestha	Kush & Uma	1354 Ranier Lp NW		
Shubin	Kimberly	1610 Sisters Way NW		
Simpson	Beryl	1565 Hallet Ct NW		
Sisk	Dawn & Darren	1845 Chapman Hill Dr NW		
Skarada	Douglas & Nahmjee	1606 Snowbird Dr NW		
Slattum	Jeffery & Heather	1785 Olympia Ave NW		
Smith	Charles & Christin	1665 Diamond Peak Ct NW		
Smith	Elaine	1450 Ranier Lp NW		
Smith	Timothy & Debra	1872 Chapman Hill Dr NW		
Smith	Timothy Alan Jnt Lv	1488 Chapman Hill Dr NW		
Smith	Tricia	1640 Sisters Ct NW		
Smith Jimmie And Beverly Rvc Lvg		1390 Ranier Lp NW		
Snider	Kim & Susan	1555 Hallet Ct NW		
Snook	David & Laura	1521 Gearhart Ave NW		
Snyder	Dennis & Tracy Jnt	1735 Snowbird Dr NW		
Snyder		1551 Ashland Ct NW		
Soto	Ronnie & Bittick Ra	1690 Sisters Ct NW		
Speidel	Harold & Clara Lee	1885 Chapman Hill Dr NW		
Stahl	Patricia	1484 Ranier Lp NW		
Stai Jacob & Bethany R		1514 Collins St NW		
Stoller	Keith & Jeanne	1892 Chapman Hill Dr NW		
Stone	Stewart & Denise	1843 Boulder Ridge Ct NW		
Strauss	Chuck & Elise	1526 Collins St NW	<i>straussce@yahoo.com</i>	<i>Chuck Strauss</i>
Thudium	Christian & Louise	1584 Ashland Ct NW		
Tovar	Marie	1434 Ranier Lp NW		
Trachsel	Kris & Rene	1635 Snowbird Dr NW		
Trammell	Royce & Mary	1920 Olympia Ave NW		
Tran	Kevin & Lethu	1732 Sisters Ct NW		
Truex	William L Jr & Steph	1380 Chapman Hill Dr NW		
Truong	Dao Kien & Li Quing	1361 Chapman Hill Dr NW		
Tuss	Tracy & Lana	1355 Ranier Lp NW		
Vahsen	Andreas	1813 Boulder Ridge Ct NW		
Vanderlinden	Richard & Mary	1511 St Helens St NW		
Vrontakis	Jeffrey & Christine	1510 St Helens St NW		
Walter	Bruce Raymond & P	1465 Ranier Lp NW		
Wasko		1476 St Helens St NW		
Wautlet Family Trust		1635 Ashland Ct NW	<i>wheba@comcast.net</i>	<i>Kathy Wautlet</i>
Weaver		1360 Chapman Hill Dr NW		
Webb	Bruce & Kok Cynthia	1713 Snowbird Ct NW		
Weisbrodt	Stephen & Terri	1554 Ashland Ct NW		
Whitehead	Brian Richard	1723 Snowbird Ct NW		
Whittington	John & Sandy	1898 Olympia Ave NW		
Willis	Mike & Liz	1796 Chapman Hill Dr NW	<i>liz3e.comcast.net</i>	<i>Mike Willis</i>
Wintersteen	Spencer & Jennifer	1451 Ranier Lp NW		
Witbeck Family Trust		1636 Snowbird Dr NW		<i>WITBECK TRUST</i>
Witt	Terry & Patricia	1858 Olympia Ave NW		<i>TERRY WITT</i>
Wittman	Kurt & Pamela	1746 Olympia Ave NW		
Wohlken	Elaine & Peter	1614 Pelican Ct NW		

Last Name:	First Name:	Address:	Email:	Sign in:
Wolcott	Sandra	1651 Snowbird Dr NW		
Wood	Sally	1575 Mousebird Ave NW		
Worswick Family Trust		1654 Pelican Ct NW		
Wright	James & Gail	1675 Ashland Ct NW	<i>James Wright</i>	<i>JMSAM10@AOL.COM</i>
Wright	Paul	1676 Ashland Ct NW		
Wu	Yanwei	1430 Ranier Lp NW		
Yang	Guo Quan & Jane Y	1817 Olympia Ave NW		
Yates	Bo & Terra	1707 Sisters Ct NW		
Yunker		1646 Snowbird Dr NW		
Zagar	Bruce And Vivian	1350 Ranier Lp NW		

Wendel, Dan + Wilton, Stacey
1927 Chapman Hill Dr NW

dpwendel@gmail.com
stacey.wilton@yahoo.com

Snyder, Ken + Mabel 1664 Pelican Ct. NW

kenmabel@comcast.net K5

**West Hill Estates Homeowner Association
Proposed 2016/17 Budget**

	2015/16 Budget	Jul 1, '15 - Jun 3, 16 Actual	2016/17 Proposed Budget
Ordinary Income/Expense			
Income			
Admin/Set up fee	0.00	0.00	0.00
Assessment	38,280.00	37,480.00	38,280.00
CC & R Violations	0.00	0.00	0.00
Delinquency Control	0.00	0.00	0.00
Interest Fee Income	0.00	0.00	0.00
Late Charges	0.00	781.90	0.00
Transfer Fees	0.00	1,500.00	0.00
Uncategorized Income	0.00	0.00	0.00
Total Income	38,280.00	39,761.90	38,280.00
Expense			
Backflow Testing	60.00	60.00	60.00
Bank Service Charges	0.00	28.00	0.00
Common Area Maintenance	1,000.00	0.00	1,000.00
Computer and Internet Expenses	0.00	68.05	100.00
Delinquency Control Expense	1,000.00	0.91	500.00
Electric	700.00	581.46	700.00
Insurance Expense	5,000.00	1,350.00	5,000.00
Irrigation Repair	1,000.00	963.00	1,500.00
Landscaping and Groundskeeping	12,625.00	13,788.97	13,000.00
Legal Fees	3,000.00	11,140.00	3,000.00
Licenses and Fees	0.00	81.00	50.00
Meetings	250.00	0.00	400.00
Office Supplies	100.00	49.20	100.00
Printing and Postage	1,500.00	923.55	1,500.00
Professional Fees	5,000.00	2,948.32	4,000.00
Water	5,000.00	6,236.40	6,870.00
Welcome Gifts	600.00	347.88	500.00
Total Expense	36,835.00	38,566.74	38,280.00
Net Income	1,445.00	1,195.16	0.00

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06/06/16
Cash Basis

West Hill Estates Homeowner Association
Balance Sheet
As of May 31, 2016

	<u>May 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank	43,185.58
Total Checking/Savings	<u>43,185.58</u>
Total Current Assets	<u>43,185.58</u>
TOTAL ASSETS	<u><u>43,185.58</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	120.00
Total Other Current Liabilities	<u>120.00</u>
Total Current Liabilities	<u>120.00</u>
Total Liabilities	120.00
Equity	
Retained Earnings Beginning Yr	41,870.42
Net Income	1,195.16
Total Equity	<u>43,065.58</u>
TOTAL LIABILITIES & EQUITY	<u><u>43,185.58</u></u>

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 06/06/16
 Cash Basis

West Hill Estates Homeowner Association
Profit & Loss Budget vs. Actual
 July 2015 through May 2016

	Jul '15 - May 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessment	37,480.00	38,280.00	-800.00
Late Charges	781.90		
Transfer Fees	1,500.00		
Uncategorized Income	0.00		
Total Income	<u>39,761.90</u>	<u>38,280.00</u>	<u>1,481.90</u>
Expense			
Backflow Testing	60.00	60.00	0.00
Bank Service Charges	28.00		
Common Area Maintenance	0.00	1,000.00	-1,000.00
Computer and Internet Expenses	68.05		
Delinquency Control Expense	0.91	1,000.00	-999.09
Electric	581.46	700.00	-118.54
Insurance Expense	1,350.00	5,000.00	-3,650.00
Irrigation Repair	963.00	1,000.00	-37.00
Landscaping and Groundskeeping	13,788.97	12,625.00	1,163.97
Legal Fees	11,140.00	3,000.00	8,140.00
Licenses and Fees	81.00		
Meetings	0.00	250.00	-250.00
Office Supplies	49.20	100.00	-50.80
Printing and Postage	923.55	1,500.00	-576.45
Professional Fees	2,948.32	5,000.00	-2,051.68
Professional Management	0.00	0.00	0.00
Water	6,236.40	5,000.00	1,236.40
Welcome Gifts	347.88	600.00	-252.12
Total Expense	<u>38,566.74</u>	<u>36,835.00</u>	<u>1,731.74</u>
Net Ordinary Income	1,195.16	1,445.00	-249.84
Other Income/Expense			
Other Expense			
Suspense	0.00		
Total Other Expense	<u>0.00</u>		
Net Other Income	0.00		
Net Income	<u><u>1,195.16</u></u>	<u><u>1,445.00</u></u>	<u><u>-249.84</u></u>