

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF MEETINGS TO POST

SPECIAL BOARD OF DIRECTORS MEETING - JUNE 26, 2007

The purpose of the meeting was to address two time-sensitive issues: trees to be planted before the summer heat arrives and changing the color to be used for the painted unit doors.

Trees to be Planted: Management distributed site maps showing the locations for the planting of 14 trees throughout the complex to replace some of the trees that have been removed over the past few years. Charlene Gabriel made a motion to approve an amount not to exceed \$3,000 for the planting of 14 trees and the removal of two nearly dead alder trees on the Francis Parker School side of North Rim Court. The motion, seconded by Jackie Landis, carried on a vote of four in favor with Donald Mayes voting in opposition. Planting locations are: Units 13, 24, 37, 61, 72, 110-111, 107-108, 119 slope, 261, 237 and across the street from 1565-1555 North Rim Court.

Unit Door Color: Management presented the color samples provided by John Bixby to show the difference between the current Tobacco Brown color and the recommended Burgundy color. It was recognized that the Tobacco Brown color does match the color of the varnished doors more closely; however, it does not match the Burgundy trim color of the buildings. Drew Corley made a motion that all painted doors be repainted using the Burgundy color and that varnished doors that are in good condition be left with the varnish finish. The motion, seconded by Charlene Gabriel, carried.

ORGANIZATIONAL BOARD OF DIRECTORS MEETING - JULY 10, 2007

ELECTION OF OFFICERS

On a motion made by Jackie Landis, seconded by Charlene Gabriel and carried, Eric Beveridge was elected President. The Board unanimously agreed to appointments of the remaining offices as listed below.

Vice President	- Drew Corley
Secretary	- Jackie Landis
Treasurer	- Charlene Gabriel
Asst. Secretary/Treasurer	- James Tuck

OPEN TIME FOR RESIDENTS

In response to owner questions, Management reported the following:

- Painting-sequencing maps will be posted on the mailboxes and copies were distributed to owners present.
- Notices will be delivered to residents to schedule the refinishing of all doors in groups of 24 doors, which will be painted or varnished depending upon the existing finish. Saturday scheduling will be available.

ESTABLISHMENT OF MEETING SCHEDULE

It was unanimously agreed that the Board of Directors would continue to meet on the second Tuesday of each month at 6:30 P.M. in the Clubhouse. The next meeting will be held at 6:30 P.M. on Tuesday, August 14, 2007.

MANAGEMENT UPDATE

Pool Furniture Cleaning: Management reported that the janitorial company supervisor inspected the furniture and advised that many pieces will not respond to the cleaning process and

Management recommended that refurbishing the furniture in the spring be considered. The Board agreed that the item should be addressed in January so the furniture is ready to use in the spring.

Tree Pruning and Removals: Management reported that a tree near Unit 248 dropped two major limbs last week and Alden Pedersen of Western Tree Service has recommended thinning many of the trees due to unusually rapid growth this past spring. Following review of the proposal from Western Tree Service to prune 36 sycamores, 23 podocarpus, 8 New Zealand Christmas trees, 14 mimosas and 10 of the largest tristanias and to remove two nearly dead alder trees on North Rim Court where a podocarpus will be planted, Jackie Landis made a motion to approve the proposal. The motion, seconded by Charlene Gabriel, carried.

Painting of Solar Panels: Management delivered a proposal from Pro-Tech Painting for painting the solar panels in the hope of increasing the efficiency of the solar system. Following discussion, it was agreed that Management will ask Pro-Tech Painting if there would be a price reduction if the warranty is waived by the Association considering the affect the sun will have on the painted panels.

OTHER BUSINESS

Community Garage Sale: Following discussion of holding a community garage sale and the parking and security issues that would result from opening up the community to the general public, the Board agreed to give further consideration to the matter if a committee would be willing to organize, advertise, dispose of unsold and unwanted items and ensure clean-up following a closed-community garage sale. Jackie Landis volunteered to discuss this with the owner who suggested the garage sale.