

MINUTES

Minutes of the Board of Directors Special Meeting for the Sexton Place Condominiums Owners' Association held at 6:00pm on July 13, 2020 via Zoom Meeting at remote locations

Call to Order: Chair Jeannette Alexander called the meeting to order at 6:04pm.

Quorum Present: Yes

Board Members in attendance: Jeannette Alexander, Chair
Nicholas Gyore, Secretary
Nanci Alley, Vice Chair

Board Members absent None

Others in attendance by invitation: Mark & Cindy Vandervest, Community Managers
FRESH START Real Estate, Inc.

Guests in attendance: Maamoun Elmazbough Unit 14701-101

Proof of Notice: To Board Members Only & Owner Hearing

Welcome & Introductions: Jeannette opened the meeting by welcoming the board members to the special hearing meeting via Zoom. Everyone was able to attend with video and audio.

Approval of Agenda: Mark requested that the Hearing Agenda be approved as written. Jeannette motioned to approve the agenda as written. Nanci seconded the motion. There was no further discussion and the motion passed unanimously.

Owner Hearing: A hearing was held for the purpose of defending a violation issued for keeping a garage door partially open on a regular basis. The Owner presented his testimony. The Board listened to and viewed other evidence provided in defense of the violation. The Board voted to adjourn to Executive Session to discuss the violation further and dismissed the Owner from the Zoom meeting. The regular meeting was adjourned at 3:20pm.

Executive Session: The Board called an Executive Session to discuss the evidence and testimony presented by the Homeowner. The Executive Session was adjourned at 3:35pm.

Regular Meeting : The Regular meeting resumed at 3:36pm. Nick motioned to waive the fine associated with the violation, providing that the Owner close his garage door whenever he is not personally in the garage, and that any future violations will be subject to a fine without notice. Nanci seconded the motion. There was no further discussion and the motion passed by majority. Management was instructed to send notice to the Owner of the Board's final decision.

Financial Report: No financials reviewed at this meeting

Manager's Report: No Manager's Report at this meeting

Administration:

1. Violations & Warnings:

For informational purpose:

7/6/2020: Violation & fine issued for second violation of leaving garage door open while not present.

2. Homeowner Correspondence and Administration

For informational purpose:

a. None

3. Owner correspondence for Board Review

Board action requested:

a. None

Old Business:

1. Upper unit LVT hard surface flooring: Mark provided information relating to the IIC rating of underlayment used to soundproof LVT (Luxury Vinyl Tile) hard surface flooring. A rating of 70 indicates similar soundproofing as carpet padding. Nanci motioned to approve the installation of LVT flooring with a minimum IIC rating of 70 and conditional upon a written recorded instrument that would hold the owner of the unit fully liable for any future noise violations including the requirement to remedy the complaints including but not limited to installation of rugs if necessary, or the removal of the product if there are consistent and documented noise complaints. Mark recommended that an attorney draft the first restrictive document and that could work as a template moving forward. Jeannette seconded Nanci's motion and added approval to have management have the attorney draft the necessary document. There was no further discussion, and the motion passed unanimously.

New Business:

1. Vehicle control on Gordonite: There was discussion about several vehicles parked along the west end of the community on Gordonite Dr. that do not have license plates on the vehicles. Mark noted that there is an Owner in the community that has been fined for selling cars out of the community and had been parking them in guest parking spaces. The HOA does not have any jurisdiction on street parking on Gordonite, but the City of Beaverton Code Enforcement Department can be contacted online and they will follow up on dealer vehicles being "curbed" on city maintained streets.
2. Window signs: It was noted that the recent window sign that received a violation warning was back up in the window. Mark said that he would drive by and get a photo.

Schedule Next Meeting:

The next meeting was scheduled for September 28, 2020 at 6:00pm unless anything urgent comes up that requires more immediate attention.

Adjournment:

Nanci motioned to adjourn the meeting at 4:12pm. Jeannette seconded the motion. There was no further discussion, and the motion passed unanimously.

Submitted by:
FRESH START Real Estate, Inc.
Community Manager