

The FYI

A Private Residential Community

Newsletter for the Edgewood Townehouse Association

MESSAGE FROM THE BOARD

Preserve. Restore. Maintain.

Robert Bruce Trafton, President, Edgewood Townehouse Association

The month of October at Edgewood Townehouses is an important month in the governance of the Association. On October 24th we will hold our Annual Business Meeting and we will elect three Board members to serve a three year term in the leadership of the Association. We are not a political entity. We are a small homeowners association. Board members are volunteer homeowners. The Board of Directors maintains control over management of the operation in conjunction with a part-time professional manager. Each year, three of the nine, members' term expire. Board members represent the interests of homeowners, they draw from their diverse life experiences, and formulate directions and decisions that best serve the Association's needs.

Included with this edition of the FYI is a list of apolitical candidates seeking a three-year term on the Board of Directors. Each of the three incumbents have agreed to continue volunteering their time to serve on the Board, and a self-nominated homeowner has interest in serving too. Notwithstanding, during the Annual Business Meeting, nominations for the Board will continue to be accepted, only if the nominee is present and accepts the nomination. Thirty members entitled to cast, or of proxies entitled to cast ballots, shall constitute a quorum. Members who are unable to attend the Annual Business Meeting, may vote by proxy. *A Proxy Ballot is not an absentee ballot.* If you are unable to attend the meeting, a proxy ballot is enclosed for your convenience. Designate another homeowner to serve as your proxy and deliver your ballot to the meeting. *Persons acting as a designated proxy must sign-in at the Check-in Table and submit proxy ballots to the Association's Secretary.* The persons receiving the largest number of votes shall be elected.

Our Annual Business Meeting is a special time for us to reflect and plan, and your attendance is important in the business and governance of our Association. It is one, of four, meetings per year that homeowners can speak to matters of governance, any issue, regarding the Association, or questions needing answers. Please join us at the Annual Business Meeting on Tuesday, October 24, 2017 beginning at 7 PM.

Third, another matter of importance regards the upcoming Fiscal Year (FY) 2018 home owner dues (HOD). After working on a proposed budget, during the last three meetings, the Board decided to approve a 3.75% increase in HOD. HOD for FY 2018 will be increased by \$12 to \$332 per month beginning on January 1 2018. The lion's share of increase reflects significantly higher cost for insurance premiums and deductible. Our premium has increased by nearly \$10,000 per year and our deductible has increase to \$15,000 per incident. Copies of FY 2018 Approved Budget will be available at the Annual Meeting or by contacting our Treasurer at etatreasurer@email.com.

On behalf of the Board, I look forward to seeing you at our Annual Open Forum Business Meeting.

UPCOMING EVENTS

Next HOA Annual Open Forum Business Meeting:

Tuesday, October 24, 2017 at 7 pm in the Clubhouse

Next Regular Board Business Meeting:

Tuesday, November 14, 2017 at 6.30 pm in the Clubhouse

CONTENTS

Message from the Board

October Board Meeting Minutes

Facilities Report

Welcome Report

Treasurer's Announcement

Proxy Ballot

**EDGEWOOD TOWNEHOUSE ASSOCIATION
BOARD OF DIRECTORS MONTHLY BUSINESS MEETING**

Preserve – Restore – Maintain
Tuesday, October 11, 2016

Call to Order: The meeting was called to order at 6:30 p.m. Board members present were: Bruce Trafton, Darell Bidstrup, Michele Coney, Christine Donahue, Sharon Kimble, Michael Maulding, Don Pasquali, Jennifer Smith, and JoAnn Wilson. Also present was Frank Gaddini, ETA Director of Operations and Facilities. Five homeowners were in attendance.

Opening Statements: President Bruce Trafton corrected a motion made at the last Board meeting regarding approval of minutes; no correction to the minutes was required. He then discussed the Board's fiducial responsibility to all homeowners and the commitment of each individual Board member to protecting homeowners' property values. Several Board members rose to speak, underscoring the seriousness with which they take this responsibility.

Approval of Minutes: The Board unanimously approved the minutes of September 12, 2017.

Standing Reports:

1. Facility Report: Submitted
2. Treasurer's Report: Submitted. President Trafton read a legal opinion dated September 25, 2017, from ETA's attorney Donald J. Churnside, regarding the distribution of annual financial statements which ETA makes available at meetings, by inviting people to take copies, and via email upon request. Mr. Churnside's legal opinion concludes, "What the Board is currently doing, in making that information available to members who do not attend the annual meeting, is above and beyond" the requirements of ORS 100.480(4), ORS 100.415(1)(m), and ETA Bylaws Article VIII, Section 2.I].
3. Website Coordinator: See Old Business below.
4. Swimming Pool: Closed
5. Clubhouse Coordinator: None submitted
6. Hospitality Coordinator: None submitted
7. Welcome Coordinator: Submitted

Old Business:

1. Website Redevelopment: Website Coordinator Dan Goodlett walked the Board through the basic design elements and functionalities of the redesign. President Trafton advised the Board that a debit card will soon be available to enable Dan to make Board approved purchases. Once the card is secured, Dan will meet with Darell Bidstrup, Board website contact, to begin going forward.
2. ETA Master Insurance Policy Review: Update. President Trafton has spoken with our new State Farm agent. Some of the claims submitted as a result of the December 14, 2016, ice storm have yet to be processed and will be reviewed in the near future. President Trafton has also contacted two other insurance companies to compare rates. That information should be available for the November business meeting.
3. FY 2018 Budget: President Trafton outlined the four basic options the Board has. They are: (1) Increase homeowner dues (HODs) 5% which is over the limit permitted in the CC&Rs and would require a super majority of homeowners (three-fourths) to approve. The extra income would allow for additional projects to be completed. (2) Adopt a Special Assessment. One homeowner has written to the Board suggesting it be \$1,000/unit to ensure "ETA's fiscal health and to provide essential maintenance for buildings and grounds." President Trafton noted that a super majority would be required to pass this option also, some homeowners would find the added expense very burdensome, and such assessments should be reserved for a particular purpose such as the creek restoration ETA undertook some years ago. (3) Increase HODs less than 4% by Board approval, as provided in the CC&Rs. The proposed FY2018 budget has a 3.75% or \$12 monthly increase over 2017 levels for a total of \$332/month. (4) Make no increase in the monthly HODs. This is not a viable option given increased costs and needed repair and maintenance projects.

The Board continued its detailed discussion of the draft budget prepared by Treasurer Michele Coney which includes the 3.75% HOD increase. Various measures to stay within the proposed budget income while still accomplishing necessary projects were discussed. Of particular concern were: the timing of foundation repairs at 70BB and 17WW, tree reduction to

minimize risk of damage in any future storms, and improvement in overall quality of grounds maintenance. The Board unanimously approved the proposed FY2018 budget. HODs will increase to \$332/month effective January 1, 2018.

New Business:

1. Waivers: The Board considered the following requests: 171WW: Request to park a Eurovan in designated parking for six months. Conditionally approved through December 31, 2017. 143 WW: Request to park a Toyota Prius in designated parking through December 31, 2017. Approved. 186 Brookside: Request to park a Kia Sorento in designated parking. Conditionally approved through December 31, 2017.
2. Parking Waiver Enforcement: A New Model. Some homeowners have expressed concern about vehicles being parked in designated parking spaces after waivers have expired. President Trafton inquired if a Board member would be willing to volunteer to keep track of parking waivers and notify homeowners still parking their vehicles outside their garages if a waiver has expired. Board member Don Pasquali volunteered to note any such expirations on his regular walks and speak to the affected homeowner(s). For ease of monitoring, parking waivers will expire at month's end, not mid-month.
3. Penalties for Parking in Front of a Garage Door. Some homeowners have raised a concern about homeowners parking in front of their garage doors, especially for extended periods and overnight. The CC&Rs prohibit the practice. President Trafton raised the possibility of towing cars if they are left overnight in front of a garage. Board members discussed their concerns about having cars towed and if such a policy were adopted, the ways homeowners would need to be educated before implementing it. The Board will discuss the topic again at a future meeting.
4. Discussion on Business Meeting Format. President Trafton said that some homeowners would like a way to give input at regular Board business meetings. Options include timed Q&A or comments at the outset of the meeting. This has been utilized at some points in ETA's history. After some discussion, the Board agreed to continue considering the topic next meeting.
5. Candidate Statements for Annual Board Election: President Trafton called the Board's attention to a homeowner request to have candidate statements available to homeowners prior to the Annual Meeting on October 24, 2017. Various methods and impediments for doing so were discussed. Traditional practice has been to allow candidates to make a statement should they wish to do so prior to the homeowners casting their votes at the Annual Meeting.

ANNOUNCEMENTS:

1. Self-Nominations for ETA Board of Directors Election: Due October 13, 2017.
2. ETA Annual Meeting: October 24, 2017, in the Clubhouse at 7:00 PM
3. The next regularly scheduled Board of Directors Meeting: November 14, 2017, in the Clubhouse at 6:30 PM

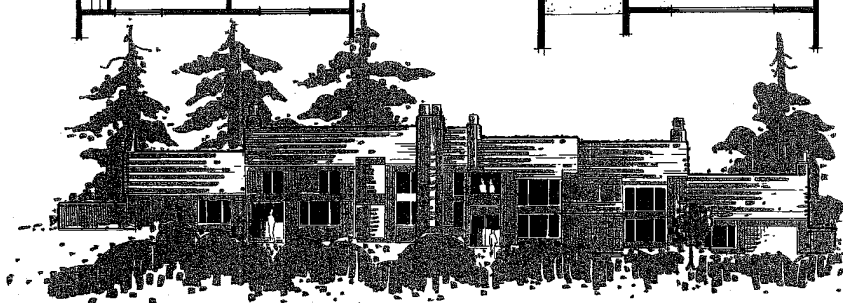
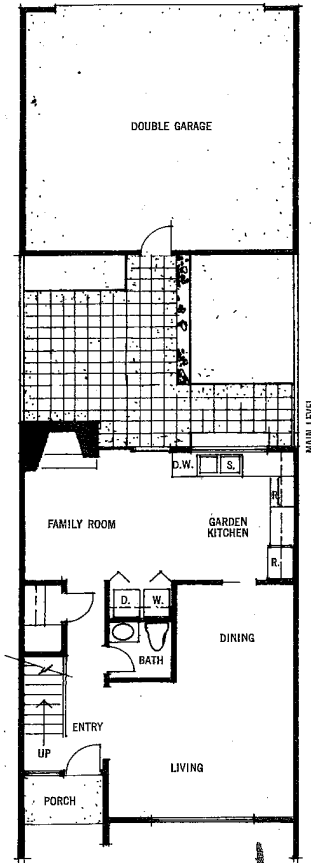
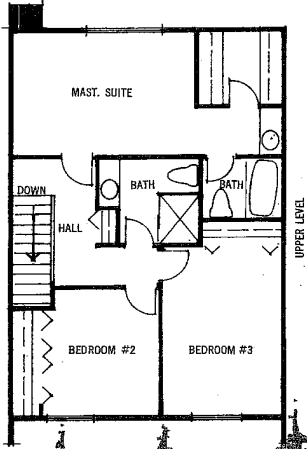
The meeting adjourned at 9:05 PM.

JoAnn Wilson, Secretary, etasecretary@email.com

The Acapulco

Features INCLUDED in purchase price.

- ★ 3 spacious bedrooms and 2½ baths...designed for families.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ All bedrooms carpeted in deep custom nylon.
- ★ Care free Vinyl floors in the family room, kitchen, baths, and entry.
- ★ Color coordinated garden kitchen with built-in oven, range, dishwasher, disposal and furniture finished cabinets...extraordinary counter space and storage.
- ★ Accent wall with natural wood paneling.
- ★ Formal dining room for daily use or special occasions.
- ★ Master suite with dressing area and bath.
- ★ Planned privacy of family room from formal areas.



All the Townhouses of Edgewood provide more gracious living with heavy hand-split shake roofs; double garages; maintenance free bronze window frames; fireplaces; double sound walls with air space for acoustical privacy; secluded garden courts; park, pool and recreation building privileges; professionally landscaped and maintained grounds and exteriors.

September 2017 Facilities and Operations Report

Frank L. Gaddini,
etadirector@email.com

This report is a review of work performed in September 2017. Looking back over the month, it is best described as hot, dry, and densely smoky; it saw the seasonal closing of the Pool Season on Sunday September 17th; the conclusion of our seasonal lawn maintenance contract; and it also marked the close of the third quarter of our Fiscal Year.

During the month, we recorded and completed eighty-two (82) jobs, and year-to-date, we have completed eight-hundred twenty-one (821) discrete jobs. Hazardous limb removal and patio restoration were highlights of our work.

Welcome Coordinator Report

Kerry Augustyniack
Two new homeowners were greeted this past month. Sue at 16 Westbrook Way and Jennifer and her daughter at 127 Westbrook Way. *Welcome!*

Treasurer's Announcement

Homeowners interested in any of our Association's financial reports can request copies any time. As a volunteer treasurer, generating special reports may require time to prepare. Please be patient. Reports are also *always* available at *all* Quarterly Meetings. For financial reports contact: etatreasurer@email.com

EDGEWOOD TOWNEHOUSE ASSOCIATION
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Eugene, Oregon 97405
Administration 541.485-6102
Facilities and Operations 541.915-2524

Seven Model Site Plans

KEY	MODEL	TOTAL	FLOORS
A	Acapulco	25	2
B	Bahama	09	2
C	Bermuda	17	1
D	Hawaii	09	1
E	Jamaica	10	2
F	Tahiti	12	2
G	Samoa	08	2

