

MINUTES OF THE BOARDMEETING OF KING CITY HIGHLANDS HOMEOWNERS ASSOCIATION HELD ON NOVEMBER 21, 2019 DIRECTLY FOLLOWING THE ANNUAL OWNERS MEETING., IN THE CLUBHOUSE AT KING CITY HIGHLANDS LOCATED AT 129300 PEACHVALE STREET, TIGARD, OR, 97224.

**PRESENT:** Michael Dahlstrom, President  
Judith Baese, Secretary  
Cherie Stanley, Treasurer  
David Platt, Director  
Mark Braverman, Director

**BY INVITATION:** Erin Ashley, Community Manager  
Doug Hosmanek, Community Administrator  
**COMMUNITY MANAGEMENT INC., AAMC**

**OWNERS AS INDICATED ON THE SIGN-IN SHEET ATTACHED TO THE ORIGINAL MINUTES.**

**I. CALL TO ORDER**

The meeting was called to order at 7:24 pm by Community Manager, Erin Ashley.

**II. ESTABLISH QUORUM**

Community Manager, Erin Ashley, stated that a quorum was met at the time of the start of the meeting as there was four of the five Board members present.

**III. APPROVAL OR AMENDMENT OF AGENDA**

Discussion of the agenda items.

**AGREED: Michael Dahlstrom made a motion to accept the agenda as written. The motion was seconded and carried without objection.**

**IV. APPROVAL OF PREVIOUS MINUTES**

Tabled until December meeting.

**V. TREASURER'S REPORT**

No report during this meeting.

**VI. APPOINTMENT OF OFFICERS**

**A. President**

**AGREED: Dave Platt made a motion to appoint Michael Dahlstrom to the President position. The motion was seconded and carried without objection.**

**B. Treasurer**

**AGREED: Michael Dahlstrom made a motion to appoint Cherie Stanley to the Treasurer position. The motion was seconded and carried without objection.**

**C. Secretary**

**AGREED: Michael Dahlstrom made a motion to appoint Judith Baese to the Secretary position. The motion was seconded and carried without objection.**

**D. Directors**

**AGREED: Without objection David Platt and Mark Braverman were appointed to Director positions.**

**VII. UNFINISHED BUSINESS**

No unfinished business to discuss at this time.

**VIII. NEW BUSINESS**

**A. Architectural Landscape Committee**

**i. Concrete repair proposal from Charter Constuction**

Discussion related to the Charter Construction proposal for various concrete repairs.

**AGREED: Mark Braverman made a motion to approve the Charter Construction proposal for \$4,147. The motion was seconded and carried without objection.**

**ii. Tree Removal proposal from Halstead's**

Discussion related to the Halstead's proposal for tree removals.

**AGREED: Mark Braverman made a motion to approve the Halstead's proposal for \$3,150. The motion was seconded and carried without objection.**

**iii. Landscape Contract Proposals**

Discussion related to the landscape maintenance proposals.

**AGREED: Mark Braverman made a motion to approve the Landscape East West three year contract for \$3,300 per month starting in January 1, 2020, \$3,416 per month in 2021 and \$3,536 per month in 2022, subject to contract changes by legal counsel. The motion was seconded and carried without objection.**

**IX. NEXT MEETING DATE –**

December 19, 2019 with Town Hall at 3:00pm and Board Meeting at 3:30pm or immediately following the Town Hall.

**X. ADJOURNMENT**

Without any additional business, the meeting was adjourned at 8:15 pm.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_