



*Owners' Association*

## **Mountain Gate HOA Meeting Minutes**

Date and Time: 12/23/2018, 8:00 PM

Location: Rob Marreel's residence, 14690 SW 136<sup>th</sup> Pl., Tigard, OR 97224

Board Members Present: Glen Hanna, Dan Hutton, Rob Marreel, Matt Kleinke

### General

- Special meeting was held at Rob's residence and started at 3:02 PM.
- The meeting was adjourned at 3:36 PM.

### Outstanding Violations

#### 14765 Scarlett

- CC&Rs do not have a "noise" clause directly. We have a "nuisance" clause.
- The resident at 14765 Scarlett took data but since it was not obtained correctly, was not considered in the investigation.
- The neighbors at 14763 Scarlett are not using a chainsaw as originally in the complaint; it is a gas hedger.
- WA County Sherriff's office will take the complaint and put it in the queue. She has also submitted a complaint to the WA County Land Use department.
- She has previously contracted her own lawn service that utilizes similar equipment.
- Evidence compiled to date shows amplitudes within the normal range of similar equipment. Used by neighbors already that do not violate our CC&Rs and are not considered a "nuisance." The HOA will send a letter to the resident with the complaint explaining the decision and that the issue is closed. If there are any new complaints of a different nature per the website permission form, the HOA will do its due diligence and investigate as always. The HOA will discuss the issue with the neighbors at 14763 Scarlett and request that they consider a less-frequent usage of their power tools per week.

### Action Items

#### **Glen**

1. Glen to send resident at 14765 Scarlett a certified letter detailed the investigation and the decision from the Board.
2. Glen to discuss issues with the residents at 14763 Scarlett.