



The Woodsman

A member publication for the residents of Bryant Woods ♦ March 2018 ♦ www.bwhoa.org

Be There for the EGG-citement!!

Annual BWHOA Egg Hunt, Saturday March 31, 10 a.m. Friendship Park

President's Report by Kathy Taylor

The Board voted on March 12, 2018 to present proposals for updating our by-laws to our attorney for review:

- Six items recognize that current practices of conducting BWHOA business have evolved over the last 37 years since the bylaws were originally created.
 - Eliminate language that is repeated three times in three consecutive sections.
 - Recognize that board meetings are cancelled occasionally; require 9 meetings per year; include Executive Session guidelines that are based on Oregon statutes.
 - Clarify board's right to sanction members; make explicit the board's duty to maintain insurance and pay taxes.
 - Update duties of the Officers consistent with modern business practices.
 - Clarify when books and records can be examined; limit disclosure of confidential information.
 - Clarify obligation to indemnify its directors, employees and volunteers.
- Five amendments proposed are more significant:
 - Increase quorum from 10% to 20% of voting members so that it takes more than 16 votes to make significant changes.
 - Adopt Oregon's vote by mail protocol.
 - Limit board service to a maximum of 6 consecutive years to encourage and enable more members to serve in leadership roles.
 - Update method of forming a nominating committee; floor nominations are replaced by a new process for self-nomination that allows members not nominated by the committee to request to be added to the ballot (replacing proxies);
 - Board to determine which method of voting to use (mail, paper or electronic ballot); replace sequential, separate elections for terms less than three years with a single ballot, wherein the top vote getters fill the available positions.

While this is what the committee and Board are considering, please remember that we have not yet discussed this with our attorney. I expect changes to our proposals based on his experience and knowledge.

The Board will discuss the attorney's recommendations at our April meeting. Once the Board is in agreement, details will be posted online and included in the Woodsman. Bryant Woods voting members will have an opportunity to comment on all recommended changes prior to a Special Meeting member vote in May. The Members meeting is planned for May 22 to vote on the amendments.

Hunger Knows No Zip Code

There is a food pantry in our immediate neighborhood should you need help, or be willing to offer help to others. Every Saturday from 1-3 p.m. the Hunger Fighters Oregon food pantry is open at Lakeridge Junior High to anyone in Lake Oswego's two zip codes: 97034 and 97035. This group welcomes donations and volunteer help. And of course, should you find yourself in need, stop by and pick up what you need. Their website is hungerfightersoregon.org and their email addresses are hungerfightersoregon@gmail.com and TerriChildress@hfo.org. (Thanks to Corinne and Gene Purtell for this news item.)

Secretary's Notes by Karen Logsdon

The March 12 meeting of the BWHOA Board convened at 7:02, with a quorum present. Sharon Wood excused. Guests in attendance were Daniel Rocheleau and Ken Kaufman. February 2018 minutes were approved.

Action Topics

a) The Bylaws Committee; Kathy Taylor, Dick Audley, Sharon Wood (in absentia), and Ken Kaufmann, presented the proposed changes to the BWHOA Bylaws. After discussion, the Board voted to submit these proposals to the attorney for further review and feedback, along with discrepancies in the CC&R's pertaining to the Common Areas.

b) Pool Rules. Clarifying edits to existing pool rules will be reviewed at April Board meeting. A survey of members regarding existing pool rules or changes in existing pool rules will occur when pool keys are next distributed.

Treasurer's Report

The Balance Sheet and Profit and Loss report for February 2018 was presented. BWHOA late payments in 2017 were 22; in 2018 there were only 8 late payments. The Board believes that members like the ability to pay dues electronically.

Committee Reports

Architecture. Requests received and approved: 1) garage door replacement at 18441 Indian Creek, 2) a back yard landscape project at 4871 Centerwood. 3) A retroactive request for approval of a patio cover was submitted and approved. A nominal fine was assessed for what was an unapproved project.

Common Area. Additional dead tree removal will occur this month, Signature Landscaping has submitted a new contract proposal, and Green Pet has sent notice that only compostable bags are to be deposited in garbage bin in central path. The Board will ask that Sharon seek additional maintenance proposals.

Communications. 107 copies of the Woodsman were printed at a cost of \$46.87 and distributed at a cost of \$20.00. Additionally, members who have provided email addresses received the Woodsman digitally. Positive comments were received regarding digital only distribution. Jerry Taylor is working with Martine as the webmaster. Martine's many past contributions were noted.

Pool. One lifeguard application has already been received. JD will seek other applications. How to gear up for new pool season was discussed with Holly offering assistance as needed.

Social. Final Easter Egg preparation was discussed. Preparing for July 4 and garage sale will be discussed at April Board meeting.

President's Comments

Kathy noted her current efforts to write internal control processes for banking, accounting and payroll functions. These will be ready for future discussion by the Board.

Meeting was adjourned at 8:55. Next Board Meeting will be 4/9/18 at home of Linda Fuchs

Treasurer's Report

Balance Sheet

	<u>Feb '18</u>	<u>Feb '17</u>
ASSETS		
Operating Cash	67,918	55,923
Reserve & Renewal Savings	<u>44,111</u>	<u>40,079</u>
Total Cash	<u>112,029</u>	<u>96,002</u>
Accounts Receivable	54,525	52,551
Less Allowance for Doubtful	-1,000	-1,000
Prepaid Expense	<u>1,379</u>	<u>1,301</u>
Total Assets	<u>166,933</u>	<u>148,854</u>
LIABILITY		
Accounts Payable	<u>1,639</u>	<u>143</u>
Total Liability	<u>1,639</u>	<u>143</u>
EQUITY		
Fund Balance, beginning	5,938	5,064
Net Income	115,251	103,573
Designated R&R Reserve	<u>44,105</u>	<u>40,074</u>
Total Equity	<u>165,294</u>	<u>148,711</u>
Total Liability & Equity	<u>166,933</u>	<u>148,854</u>

Profit & Loss - Budget to Actual

	<u>Feb '18</u>	<u>Budget</u>	<u>Variance</u>
REVENUE			
Assessments	120,960	120,960	0
Other	<u>156</u>	<u>2,580</u>	<u>-2,424</u>
Total Income	<u>121,116</u>	<u>123,540</u>	<u>-2,424</u>
EXPENSE			
Pool Operation	-1,168	-45,900	44,732
Common Area	-1,737	-26,080	24,343
Architecture/Social	0	-3,750	3,750
Neighborhood Trash	-1,052	-6,400	5,348
Communications	-270	-1,150	879
Administration	<u>-1,638</u>	<u>-20,270</u>	<u>18,633</u>
Total Expense	<u>-5,861</u>	<u>-103,550</u>	<u>96,685</u>
OTHER			
Capital Projects	0	0	0
R&R Reserve	0	-2,000	2,000
Capital Reserve	<u>0</u>	<u>-16,000</u>	<u>16,000</u>
Net Income	<u>115,251</u>	<u>1,990</u>	<u>113,261</u>

It's not Easy Being Green (Pet)

The trash cans along the central path for the convenience of dog owners are serviced by a private contractor called Green Pet whose goal is a completely compostable operation. They provide bags in nearby stands that are biodegradable. When regular plastic bags are used and deposited into these cans, their ability to be "green" is lost. Please limit your use of these cans to biodegradable bags so that we can "do" good. If you have any ideas on how to sustainably maintain this convenience for our neighborhood, the Board would love to hear from you.

Woodsmen Going Digital by Claudia Kehoe

Positive comments were received last month with the publication of *The Woodsman* in digital form to all members for whom we have an email address. A paper copy was also delivered: the same distribution has been used this month. In April, however, we plan to only print copies for those neighbors who do not have access to electronic media. If you are one of these people, please get your name and address to Claudia Kehoe as soon as possible. (503-639-6596) We may still occasionally communicate with the neighborhood by flyer—we don't want you to miss an event due to an overfull digital mailbox—but going primarily digital saves time and money. The bulletin board by the pool is also a good source of information. As is the website: www.bwhoa.org.

New Lakeridge Junior High Taking Shape

LOSD 2021 is the school district's targeted campaign to inform the community about the progress of bond projects. A second community meeting will be Wednesday, April 4, 2018, from 7:00 p.m. to 8:00 p.m. at Lakeridge Junior High School, 4700 Jean Road, LO.

The district's architects are hosting a Community Design Workshop on Saturday, April 7, from 9 a.m. until 12 p.m. in the Lakeridge Junior High School cafeteria. This is your opportunity to share your vision for the new junior high school. Students, parents, neighbors, community groups, and community members are welcome.

Directory Update in Progress

We will be putting the revised neighborhood directory on the website (www.bwhoa.org) very soon. Included will be names, address, email and phone number unless you have opted out. If you have opted out, it is an all-or-nothing decision. Please email Holly Gosewehr (vp@bwhoa.org) with your information and comments.

President—Kathy Taylor	president@bwhoa.org
Vice President—Holly Gosewehr	vp@bwhoa.org
Secretary—Karen Logsdon	secretary@bwhoa.org
Treasurer—Jason Frank	treasurer@bwhoa.org
Pool—Dick Audley/JD Taylor	pool@bwhoa.org
Architectural—Karen Logson/JD Taylor	architectural@bwhoa.org
Communications—Claudia Kehoe	communications@bwhoa.org
Common Area—Sharon Wood	commons@bwhoa.org
Social—Linda Fuchs and Board	social@bwhoa.org



Be there for the
EGG-citement!!
BWFOA Egg Hunt
Saturday, March 31, 10 a.m.
Friendship Park
Three divisions ages 0-11
Bring your own basket,
please.
Coffee provided.