9:47 a.m. Call regular monthly meeting of the Board of Trustees to Order by Sally Doherty
Board Members present: Sally Doherty, Vic Dykstra, Bill Robinson, Doug Barlow, Randy Taylor, Mark MacDonald, Ken Mortellaro and Dave McLean. Absent – Dave Stratford

Approval of minutes from the July 8\textsuperscript{th}, 2017 regular Board Meeting, as distributed
*Ken Mortellaro moved to approve the July 8\textsuperscript{th}, 2017 Board Meeting Minutes as distributed. Randy Taylor seconded the motion. Motion passed unanimously. *

Report acceptance – The board accepts the reports as submitted

Employee Reports – Reports submitted, but not read in their entirety, were accepted and are appended to the minutes

Office Manager – Amanda Graham - See attached report

Operations – Jim Dahlquist
See Buildings and Grounds report below. The algae treatment August 1\textsuperscript{st} was very successful!

Board Reports – Reports submitted, but not read in their entirety, were accepted and are appended to the minutes

President – Sally Doherty - See attached report
- Discussion of fiduciary… Board members have an obligation to take off their hat as a homeowner and put on your hat as an officer of the FLRC board and use your best business judgment when making board decisions/actions
- As a board not all decisions are unanimous, board members speak with one voice, supporting all duly adopted board decisions to keep this community moving forward.

Vice President & Personnel – Mark MacDonald - See attached report

Secretary – Randy Taylor – No report submitted

Treasurer –Bill Robinson - See attached report

Director Reports –Reports submitted, but not read in their entirety, were accepted and are appended to the minutes

Buildings & Grounds –Vic Dykstra - See attached report
Discussion – The heaters currently installed in the clubhouse are not adequate. Larger ‘Cadet’ heaters need to be installed in the Yoder Community Center the first bid is $2500.
- The Yoder Community Center and 5 other FLRC buildings are scheduled in the Reserve study to be re-roofed this year. Only one out of 4 bids has been received, that bid is for $46,000; we will wait for the other bids.

Legal & Collections – Dave McLean - See attached report

Committee Reports – Reports submitted, but not read in their entirety, were accepted and are appended to the minutes

Architectural – Sherry Ploor - See attached report
Budget – Bill Robinson - See attached report

Communications – Randy Taylor - See attached report

Fishhawk Patrol - Doug Barlow - See attached report
Discussion: If the ‘Community members/kids wish to remain anonymous then this “ alleged unauthorized entry into the FLRC office” is just hearsay 'information received from other people that one cannot adequately substantiate; rumor.'
• Looking for a new Patrol member? Send out and email blast. Interested members please contact Doug Barlow.

Policies – Doug Barlow - See attached report

Project Solutions Team – Vic Dykstra - See attached report

Reserves & Long Range planning – Doug Barlow - See attached report

Social –Carolyn Taylor - See attached report

Unfinished Business

17/18 Annual membership meeting & mailing – Sally and Mark
• The Annual mailings were sent July 27th. It was a team effort with Amanda in the office keeping the member info up to date, Mark MacDonald and Sally producing the documents for the Annual mailing while working and on vacation. Thank you to Linda Gunberg for helping stuff the information for annual mailer.
• Agenda is set with Budget and Solutions presentations before voting, while the votes are being counted the Architectural committee is going to hold a Q&A session. Does Policies want to update the community?
• Annual Meeting will be held at Hillsboro’s Brookwood Library at 10:00 a.m. Saturday August 12th, 2017
• A reminder email blast will be sent out Tuesday or Wednesday

17/18 Budget informational meetings – Bill and Mark
Discussion: 3 Budget informational meetings were held on Saturday’s in July. There was good turn out and seemed to be a good communication tool. The 2nd and 3rd informational community meetings also included a Solutions presentation about the Spillway that members are also voting on, August 12, 2017.

WOEC tree trimming update – Sally Doherty
Discussion: Information from WOEC under President in reports, WOEC does have a right of way from the center of the power line. WOEC tries to contact members in advance when they are working on our lines and removing trees in their right of way to avoid power disruptions during inclement weather.

Policy update & Water Shut Off Policy – Dave Stratford and Doug Barlow
Discussion: Water shut off and water connection policy is a priority. Doug or Dave will submit a policy proposal to the board before the September board meeting. Taking into consideration that if a member does not shut off their water, and no leak is found they would receive a one-time warning.

*Doug moved to accept the Boating and Boat Operation policy 5.030 – Revision 01 as submitted. Ken Mortellaro seconded. Motion passed unanimously. *

New Business

Email: office@fishhawklake.org     phone: (503) 755-2132     web page: fishhawklake.com
Utility connection fee – Randy Taylor
Discussion: Randy will check with other communities similar to FLRC to explore the re-evaluation of FLRC’s utility connection fee.

Lake Member Complaint – Doug Barlow
Discussion: People driving around speed bumps on the dam. Safety is the concern for the community; the speed bumps were put in as a reminder for members to slow down to the 10-mph speed limit when crossing the dam. Members choosing to exceed the speed limit and go around the speed bumps are causing a dangerous safety risk to the health of our lake, community, and putting their own safety at risk.
• What options do we have? Big rocks, logs, road deflectors?

Complaint procedure – Doug Barlow
Discussion: How does FLRC Inc., handle complaints from lake members? Mark MacDonald worked with another board member 6 months ago using the current complaint policy. There are some holes in the execution of the current policy. It will be nice when we have a Community manager in the office to oversee the process so that we are not pitting neighbor against neighbor.
• Doug Barlow will put the current complaint policy, plus any old complaint policies and procedures together and come back to the board with a proposal.

Policies – Dave Stratford/Doug Barlow
Discussion: Who is in charge and how do we proceed? Doug Barlow volunteers to chair the committee due to Dave Stratford’s lack of availability.

Reserves – Doug Barlow
Discussion:
*Doug Barlow moved to fund three (3) years of annual updates to the Reserve Study. Dave McLean seconded. Motion passed, one abstention.

Lake Members Open Forum:
During Open Forum, each member may address the Board for up to three minutes. A Trustee or Employee may briefly respond to statements made or questions posed. Members are encouraged to remember that the FLRC board is comprised of volunteers who should be treated with courtesy.
A member requested direction on what role FLRC has in a property line dispute between 2 neighbors? Property disputes are the responsibility of the members. Vic volunteered to look at the properties in question to make sure FLRC property was not involved.

Good of the Order
Annual Meeting will be held at Hillsboro’s Brookwood Library at 10:00 a.m. Saturday August 12th, 2017
*Randy Taylor moved for adjournment at 12:04 p.m. Dave McLean seconded the motion. Motion passed unanimously*

Minutes recorded by: Sally Doherty
Minutes submitted by: Randy Taylor

August 5th, 2017 Board Meeting Reports
The submitted reports may not have been read in their entirety, therefore appended to the minutes below

Email: office@fishhawklake.org  phone: (503) 755-2132  web page: fishhawklake.com
Office Manager – Amanda Graham

BOOKKEEPING
*Please note accounts have not been reconciled, as July’s statements have not yet been received

ACCOUNTS RECEIVABLES
  17 Members Monthly/Quarterly Installment Plans
  1 Members Delinquent 2016-2017 Fiscal Years Dues
  6 Chronically Delinquent Accounts Totaling $43,120.62
  Total Receivables: $54,076.62

RECEIVING
  Total Income Year to Date: $468,927.16
  Initiation/Title Transfer Fee: $25,000.00 (Plus two yet to be recorded for a total of $27,000.00)

ACCOUNTS PAYABLES:
  Operating Expenditures Year to Date: $324,175.97

COMMUNICATIONS
  • The 2017 Annual Mailing was completed, thank you Linda Gunberg and Lindsay Nokovic for helping!
  • I met with Mark MacDonald and Doug Barlow to report three matters of concern.
  • Property transfer/sales communications are a daily task. Twenty-five properties have been transferred this fiscal year to date and several are processing.
  • Email Blasts: I sent five email blasts to between 238 subscribers. Open rate ranging from 43.6%-56.5%
  • Architectural Correspondences sent as requested.

Operations – Jim Dahlquist
See Buildings and Grounds report below. The algae treatment August 1st was very successful!

President – Sally Doherty
Clarity on WOEC Tree maintenance policy…

  1. WOEC will maintain its Right of Way for vegetation control. Our Right of Way is usually Forty feet – twenty feet each way from the center of our power line.
  2. Any trees outside of our Right of Way belong to the property owner.
  3. WOEC will de-energize or let down a secondary service or a single-phase high voltage line for the customer to remove any of their trees. This will be done at no charge to the property owner if sufficient notice is given to WOEC.
  4. If a multi-phase line (two phase or three phase) has to be de-energized or let down then the property owner will be billed by WOEC for the projected labor costs.
  5. If the property owner or their agent falls a tree and it damages WOEC’s power line or equipment. The property owner will be billed for the replacement of the equipment and the labor incurred to make repairs.

Vice President & Personnel – Mark MacDonald
  • Continued development of Community Manager job description
  • Assisted with Membership Meeting preparation
  • Responded to report of alleged unauthorized entry into the FLRC office

Secretary – Randy Taylor - No report submitted

Treasurer – Bill Robinson

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• Cash balances as of Aug 1 are
  • Wells Fargo Banking $55,202.77
  • Wauna Credit Union $125,778.79
  • Reserves
  • Wells Brokerage $541,512.74
  • Everbank $50,000.00
• Cash available to cover balance of 2016-17 spending is $103,731.56.

**Buildings & Grounds** – Vic Dykstra
  • Warm weather brings a lot of members to the lake. Water usage is very high. Also one member had a water leak that lasted four days until another member reported the huge amount of water in the side yard. **Even in warm weather water should be turned off when leaving the lake.**
  • Jim kept busy with the dredge and spraying algae with Laurent our spray guy. Algae has been a big problem this year. It bounces back after a few weeks.
  • Struggling to get roofing bids on the 6 FLRC buildings. The only bid that has come in is from Dan Titus for $46,000. Still waiting on 2-3 more roofers.
  • Dredging continues with the usual breakdowns and pipe issues.
  • Kevin took a short vacation and came back tanned and smiling. Great to have him back.
  • Annual meeting is just over a week away. Bill Robinson will be going over the budget. He has done a great job. Jeff Busch will be updating on Solutions progress and next steps. The meeting is in Hillsboro this year. There should be plenty of room and the sound system will be a great help.

**Legal & Collections** – Dave McLean
  No new activity on collections this month.

**Architectural** – Sherry Ploor
ARCHITECTURAL APPLICATIONS SUBMITTED 5 AUGUST 2017

**Member # 123** - BEACH DRIVE
Remove 8 trees from property (5 cedar and 3 Doug Fir). Approved with no conditions.

**Member # 302** - FIELDCREST DRIVE
Extension to paint house using same colors. Approved with no conditions.

**Member # 78** - FISHHAWK ROAD
Paint existing home and add 8 x 12 shed. Approved with the condition that the red paint for the door be a darker shade.

**Member # 235** - BEACH DRIVE
Install a memorial bench on the island near the flagpole or sand pit. Approved with no conditions.

**Member # 217** - LAKEVIEW DRIVE
Remove and replace roof. Remove carport. Remove cedar tree and dead tree on property. Remove gas furnace venting on house. Remove “lean to” and install ductless heat pump. Approved with no conditions.

**Member # 218** LAKEVIEW DRIVE
Remove the large cedar tree- dangerous to power lines and causing waterline damage. Approved with no conditions.
Member # 121 – NORTHSHORE DRIVE
Paint home natural colors – brown tones. Approved with no conditions.

Bev and Lisa have resigned from the committee because of personal reasons. Bill will only be able to attend the meetings when he is in the area because he will not be at the lake as a full-time resident.

Budget – Bill Robinson

Budget proposal was approved at the July Board Meeting. Community meetings were held at the Club House July 22 and July 29 to present the budget and have discussion. Attendance was approximately 20 for each meeting.

Communications – Randy Taylor –

Our focus currently in communications is to get a better outcome from our email blasts. Historically about 50% of the membership open the email blasts sent out from the lake. I set up a list of 27 new families (purchased here at the lake over the past two years) and sent two emails out to this group. The outcome was a little better with between 58 and 60 percent opening the messages.

We think we can do better. We also will be having a reset meeting after the Annual Meeting. We've lost some key people in our committee and need to fill those positions

Fishhawk Patrol- Doug Barlow

• 17-07-01 Unauthorized Fire (Also reported last month)
  o A Lake member reported that a group camped on a lot on Northshore Drive had an illegal fire
  o The campers were notified and eagerly complied with Lake Rules
  o The Firewise director was notified and she helped them construct an acceptable pit, trained them on proper usage and rules, and approved their new pit for further use.
  o This incident is now closed.

• 17-07-27 Unauthorized entry into the Lake Office
  o Upon receipt of this report, immediate steps were taken to further enhance the security of the FLRC Office.
  o The Clatsop County Sheriffs Office was contacted the following day. At that point, no credible evidence of unauthorized entry or criminal behavior had been discovered. Officer Sheppard of CCSO agreed with the follow-up actions FLRC had taken upon notification of this allegation, and he had no further recommendations. Without credible evidence, the Sheriffs Office declined to take further action.
  o The investigation continues. No credible evidence of an office trespass has yet been discovered. Currently waiting upon the identification of witnesses or participants in this alleged event.

Policies – Doug Barlow for Dave Stratford

• Policy template has been created and is ready for review at the next Policy Committee Meeting
• 14 policies from website have been formatted to the new policy template and are ready for policy committee review at the next Policy Committee Meeting
• 3 policies from the website have been revised and reformatted. These will be distributed to the BOT for comment before review by the Policy Committee
• Boat policy is currently in Board comment stage
  o When the comment stage is complete this policy will undergo final edits and presented for Policy Committee review
• Request has been made to consider water shutoff policy and fine schedule and next Policy Committee priority. This will be discussed at the next Policy Committee Meeting
• An e-mail request was sent to the Secretary and the Committee chairman requesting them to set up monthly committee meetings. To date there has been no response to this request

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Project Solutions Team - Vic Dykstra
- No meeting scheduled for this week as Jeff is traveling.
- Informational presentations were given at the July 22nd and July 29th Budget & Solutions informational meetings for members.
- A Solutions Spillway informational video is available on our website fishhawklake.com
- A Solutions Spillway presentation will be given at the Annual Membership meeting August 12th, 2017

Reserves & Long-Range planning – Doug Barlow
- No Regular meeting held
- Received most of the actual spending information required
- Formatting report for annual meeting

Social – Carolyn Taylor
Our goal for 2016/17 was to expand, improve and continue to create social activities for all FHL ages and interests. It was also to throw one heck of a birthday bash for FHL’s 50th.

2016/17 year started last October when we threw not one, not two, but three Halloween Parties --each geared to specific age groups represented around our lake. Kids, Teens and Adults and taking place in the FHL Haunted House. We on again for this year too!

We rolled toward the end of the year with a Chowder/Soup cook-off, and despite the snow --we still held our Holiday Cabin Crawl (Big thanks for those families for hosting their homes for this fun annual event) and ended with a bang of pots --- hosting our 2nd annual New Year's Eve weenie roast and toast/bon fire.

Mother Nature decided not to cooperate, so we opened up the clubhouse early for games, games and more games with families, kids, teens, adults, popcorn, weenies, cocoa----it was so successful we plan to open up the Yoder Community Center early this year too --they'll be games for ALL ages and we will roll with whatever Mother Nature feels up to that day.

January was filled with snow and more snow, so our second annual Chili Cook Off was cancelled and moved to February.

We proceeded through the winter and spring with a variety of activities, potlucks, and events. These included a huge breakfast during Fire Wise Day at the lake, A casino night along with a Texas Hold'em Poker Tournament fundraiser, Big thanks to Eileen and Keith Rule who volunteer their professional casino tables for this event), a pizza and ping pong night, dust off your golf clubs at Vernonia Golf Course where 16 of us showed up to truly dust off, another Texas Hold'em tournament and fundraiser and salad potluck.

Now time to host some workshops --beginning with photography. Mike Johnson volunteered to share his skills and years of teaching photography. So far we've had two photo workshops with more to come. A Total Eclipse workshop is on the drawing board, as well as yoga, mushroom hunting, sip & paint, and photo outings. If you have a skill you would like to share with the membership--please let us know and we’ll try to make it happen!

July was one big month for FHL--celebrating America AND FHL all on one day!

On July 1 we hosted the 50th Birthday BBQ Bash, a corn hole tournament and the surprise presentation for the Yoder Community Center.

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The boys tossed 250 hamburgers, 100 hot dogs while everyone brought sides to fill our bellies. We served a LOT of birthday cake but the crowning part of the day was when Mark MacDonald, Vice President, presented Bob and Lou Yoder with the new clubhouse sign ---now known as the Yoder Community Center.

There is not much I can add to the Bob and Lou legacy except to say almost every member of this lake has been touched in some way or another by their generosity, and kindness. No one deserves this honor more than this special couple. We are all lucky to have them here at this lake and be the recipients of their huge hearts.

We ended July 1 with a 40-minute non-stop firework show and need to give a very special thanks to Vic Dykstra, Lisa Dykstra and their volunteer crew that put on that spectacular show. This lake is lucky to have volunteers like Vic and Lisa Dykstra who also give tirelessly of their time and energy behind the scenes here at this lake. They are always working which you may not always notice but we do!

Want to thank each and every one of you for showing up to share this special day of celebration and for contributing to the potluck, BBQ, and for your donations, which went towards helping, put this day’s event on. Your fundraising generosity is always welcome and it sure was one heck of a day --let's do it again next year!

Summer continued with more workshops --one by Kevin McKeegan on the total solar eclipse. We ended July with our first Pontoon Boat Social --12 pontoons and various other boats hooked up together for a fun filled day in the sun. --This will be an annual event so hope to see you join us next year.

Late summer begins the return of the FHL Treasure Hunt and our first teen photo scavenger hunt---these events help promote our official web site Fishhawklake.com as all clues can only be found on our site.

September 2,2017 will host the annual Family Fun Day. This popular event will host everything from kiddie games in the tennis courts, to teen games challenging their skills, water golf, face painting, corn hole tournament and BBQ/potluck. This is one of our most popular events and is not just for the kids but also for the kid in all of us. Hope to see you there and bring the family.

We wrap up the fiscal year in September-- hosting a 9-hole scramble golf tournament/BBQ at Vernonia Golf Course.

We can't sign off without some THANK YOU’S...

A special shout out to the Social Committee members, Lou Yoder, Sharon Robinson and Heather Cissna; Kiki O'Shea who makes those fantastic flyers; Lindsey Nokavic who oversees the kiddie games on Fun Day/Halloween activities (and Allyson too); Vic and Lisa Dykstra for our 4th of July fireworks.

Big shout out to the " FHL Teen Social Committee" who is this lake's future board and committee members--their enthusiasm and spirit is a huge motivating factor to preserve this lake's social health until they take over (if they haven't already).

Thanks Linda Gunberg who oversees the monthly Bunco group. Mike Johnson for his spectacular photos that grace our web site and capture our social activities.

Thanks to the Board of Trustees for supporting the social budget that helps provide these activities and events for our membership; all the families who came to these events and gave us your positive feedback and joined in the fun--your support and attendance is an inspiration to keep up the hard work that goes into making these events happen.
Social Committee hosted 25 events and activities for the fiscal year 2016/17 with plans to expand the lake's social opportunities in 2017/18 to meet the lake's growing social needs and bring us together.

We would love to have your input and would LOVE to have your time and help---It takes a village to make this lake successful with the social component being a huge part of this village. We are a valuable "Community" and together we can provide social opportunities for all members, ages and interests.
Policy Number: 5.030  
Revision: 01

Policy Title: BOATING AND BOAT OPERATIONS

Date: August 5, 2017

POLICY

The following Rules and Regulations shall be in force regarding boating activities and operations on the FLRC Inc. Lake facility:

• General Restrictions

  • No boat shall be allowed on Fishhawk Lake that is in excess of 22 feet in length and 8 feet 6 inches in width, or that is designed for other than day use. The length of a boat is defined to be from bow to stern at its longest point (except for bowsprits, bumpkins (sic), rudders, outboard motor brackets and swim platforms. This applies to all boat types including, but not limited to single hull, multi-hull and pontoon boats.
  • No boat on Fishhawk Lake shall discharge gray or black water into the lake from a marine style head or other sanitary facility, or a galley.
  • No boat on Fishhawk Lake shall be connected to any Fishhawk Lake Recreation Club utilities on a temporary or permanent basis. (Note: This does not preclude the use of either hardwired electrical hookups for battery charging or solar or other green energy sources for charging batteries)
  • No houseboats shall be allowed on Fishhawk Lake (House boat is defined here as a boat that is or can be moored for use as a dwelling).
  • No boats with multiple decks or cabins shall be allowed on Fishhawk Lake. This includes “Cuddy Cabins” and Sailboats with Cabins.
  • No Jet Ski type personal watercraft shall be allowed regardless of propulsion type.
  • Fishhawk Lake is a “No Wake Lake”; operation of any watercraft in a manner that may potentially damage docks or erode the shoreline is prohibited. The speed limit on Fishhawk Lake is 5 MPH.

• Motor Equipped Boat Restriction – No boat shall be allowed on Fishhawk Lake with other than a battery powered or solar powered electric motor unless such use is required for the health of the lake and authorized by the Board of Trustees. No such electric motor shall provide in excess of 200 foot-pounds of thrust.

• Other Boats Allowed – Any craft designed to be used on water and utilizing human provided propulsion or wind power shall be allowed on Fishhawk Lake provided it is within the size and configuration restrictions.

• No Moorages are allowed on Fishhawk Lake, either permanent or temporary. Boats shall be stored on the owner's property or on another privately owned property by agreement between the mutual property owners. Boats must be tied directly to such property or properties dock. Anchoring of unattended boats is not permitted except in emergency circumstances or with written approval of FLRC Inc.
- **Inflatable Islands** – Inflatable Islands shall be stored on the owner’s property overnight. As with boats they are not permitted to be anchored overnight.

Property owners who do not have lakefront property may store their human powered boats at the boat ramp on the island or by the fire station between March 1st and October 31st of each year and shall be removed to the owner’s property between November 1st and the last day of February each year. Boats launched by trailer must be stored on the owner’s property. In the event that FLRC Inc., at its sole discretion, determines that a boat has remained on FLRC Inc. property during the exclusion period listed above, said boat will be moved to and stored at the water treatment plant or other FLRC Inc. owned secure location and a notice of the removal shall be sent by first class mail to the owner of the boat, if said owner can be determined. In the event that a boat remains in the custody of the lake, unclaimed by the owner in excess of an additional 30 days after notification that the boat has been moved to storage, the boat shall be considered abandoned and shall be disposed of in accordance with the Oregon Revised Statutes pursuant to the disposal of abandoned property.

All boats on Fishhawk Lake shall have the owner’s member number prominently displayed on the boat in digits at least two (2) inches high.

The use of the lake is restricted to FLRC Inc. property owners, their family members and guests, and those individuals or activities authorized by the Board of Trustees.

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**Revisions:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Rev. No</th>
<th>Description of change</th>
<th>Date Adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/04/17</td>
<td>'01</td>
<td>Removed waiver clause, defined boat length, replaced FLRC with FLRC Inc., added speed limit, prohibited jet ski type craft, eliminated boat transportation service, changed length of time for lake storage of abandoned boats, added floating island restrictions, removed moorages, defined multiple decks and cabin boats, defined boats that may be stored at island and fire station boat ramp,</td>
<td>08/05/17</td>
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</tbody>
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