

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING MINUTES

Roth's IGA / Tuesday / June 30, 2015

Prior to opening the meeting, members signed in and were provided handouts and numbered ballots. The process was overseen by Janice Rose, Michelle Houser and Betty Weipert.

Call to Order, Confirm Quorum:

Mike Eastlund called the meeting to order and introduced Board members present as follows:

- Gerry Weipert
- Janice Rose
- Gabriela Loberg

Board member Barry Solomon gave notification he was out of town and could not attend.

Janice Rose, Board Secretary, confirmed a Quorum (94 persons or proxies present).

Janice Rose provided Proof of Notice of Meeting as required by the Bylaws. They included lists of e-mails and letters mailed to members without e-mails.

Procedural Issues:

Mike Eastlund made the notification that no voice or video recorders would be allowed and asked that cell phones be placed on silent mode.

Mike Eastlund welcomed all members to the annual meeting and thanked them for their attendance. He was pleased to share that existing homes were being sold very quickly for about \$132.00 a sq. foot and new homes were over a \$150.00 a sq. foot. There have been fifteen existing and seven new home sales since our last annual meeting with seven new homes, two of which are custom, currently under construction.

He shared that in January 2013, when the annual dues were calculated, 213 of the 312 lots were dues paying properties. At this time there are 250 dues paying properties. With the additional new friends and neighbors comes additional revenue which allows the Board the ability to do the following:

- Maintain low annual dues
- Make improvements to existing common properties
- Contract professional services from a CC&R compliance contractor
- Host the annual picnic and Halloween parade when the weather cooperates
- Provide maintenance for abandoned properties until vacancy issues are resolved

Read and Approve Minutes:

The minutes for the November 10, 2014 Annual Meeting were distributed as members entered the meeting for their review.

- A motion and a second was received to approve the minutes

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- The motion was opened for discussion; there were no questions from the floor regarding the information provided
- The vote to approve the minutes was called and passed by show of hands

Reports from Officers' & Committees:

- **Treasurer's Report:**

Janice Rose reviewed the treasurer's report handout and answered questions from the attendees. Please see attached*

- **Architectural Control Committee Report:**

Stewart Rose provided the Architectural Control Committee report (ACC). He reported on some challenges and successes working with builders. He thanked the Wyant Corporation (Don Wyant) for the excellent job they are doing at maintaining vacant lots and Comfort Homes for compliance to HOA rules.

He also shared concerns and ongoing problems with landscaping at the Doak's Ferry entrance and the necessity to make some major improvements due to root damage from trees to the sprinkler system.

He also shared the results of the recent chain-link fence survey and how the ACC will use the information. Any possible changes to the fence policy will be communicated to the community for comment before any changes are made.

- **Standards Committee:**

Gerry Weipert reported that the new CC&R compliance contractor has identified 136 compliance issues with letters sent to the appropriate members. Currently, there are 19 outstanding compliance issues in progress. They include the following:

- 8 yard maintenance issues
- 3 trash containers not screened or removed from the street
- 1 commercial vehicle not properly screened
- 3 homes with improper storage of materials on the sides of houses
- 4 vacant lots out of compliance with fines pending
- 1 fine for yard maintenance - pending
- 2 vacant homes being maintained by HOA contractors

- **Welcoming Committee:**

Janice Rose reported the welcoming committee has provided twenty three packages (7 of which are carry overs from 2014) to new community members and that she still has five new members that have not received the packages. She also thanked Michelle Houser for assisting with delivery of packages and Mike Eastlund for printing the CC&R's & Policies for the member notebooks.

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Election of Board Members and Bylaws Vote:

Because of the requirements of the recent out-of-court settlement for confidentiality, President, Mike Eastlund, requested the assistance of attorneys Julie Haddon and Karna Gustafson to supervise the election process and answer questions from the floor.

With delivery of the notification of meeting, members of the community were invited to submit names for the ballot. No names were submitted. The ballot contained the names of three incumbents who offered to serve another two-year term for the odd numbered Board positions and blank spaces for write-in candidates. Nominations from the floor were opened with one nomination, Doug Wyant.

Members were asked to vote for three of the four nominated candidates on the ballots provided or if they chose, write in unannounced candidates.

Each item on the Bylaw ballot was explained by Karna Gustafson and she responded to questions from the floor. After the question period, the ballots were voted.

Karna asked for two volunteers to assist Julie Haddon, Attorney and officer of the court, to count the ballots. Karol Laughlin and Marianne McCary volunteered to assist.

Election Results for Board Members:

- Janice Rose re-elected to position #1
- Mike Eastlund re-elected to position #3
- Gabriela Loberg re-elected to position #5

Election Results for Bylaw Change Ballot:

Change #1	2.6	Suspension of voting rights	Passed
Change #2	3.1	Change annual meetings to June	Failed
Change #3	3.7	Change to quorum requirements	Failed
Change #4	5.4	Limit rule making authority and require waiting period	Failed
Change #5	5.12	Change liens for delinquent assessments	Failed
Change #6	13	Compliance deposit and ACC review fees	Passed

Old Business:

Julie Haddon, attorney, explained that a confidentiality provision within the settlement agreement of the lawsuit, brought by the Wyant Corporation, prevented a comprehensive explanation of the provisions by her or any of the participants. She did explain what she could of the process within the parameters of the restrictions.

New Business:

As required by Board policy, the community was asked to review, comment and provide approval of the fee and fine schedule attached to Board Policy No. 102.

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A member in attendance asked if there were any changes. There were no changes except for abbreviation changes that were questioned at the last annual meeting.

- A motion was made with a seconded from the floor to accept the Fee & Fine Schedule
- No additional discussion
- The vote was called and the motion passed by a show of hands

As required by (IRS Revenue Ruling 70-604), each year the association must vote to approve a motion to allow excess income from a previous year be applied to the following year's assessment.

- A motion and a second from the floor were received to apply excess income to the following year's assessment
- Discussion was held
- The vote was called and the motion passed by a show of hands

Members Open Forum:

A member questioned the status of the sign to be installed at the entrance to the community at Settlers Springs Drive NW and Orchards Heights. Mike Eastlund advised that we are waiting for a contractor to provide a bid for installation. Miles McCary volunteered to install the sign for the Board.

A second member who owns a vacant lot on Titan asked to have the notification sign removed from his lot. Mike Eastlund assured him the sign would be removed. The member also objected to Board members voting proxies provided by members of the community. The member attempted to make a motion to change the Bylaws to prohibit Board members from voting proxies. Karna provided information on Oregon State Law regarding proxies and their use and informed the member a vote to change Bylaws must be submitted to the entire membership. The member then made a motion that the Board be asked to submit a Bylaw change ballot to the membership that would prohibit proxies from being voted by the Board (the recommended change could change the balance of power from dues paying owners to non-dues paying owners of vacant lots). Karna said a motion to request action by the Board was valid and allowed the motion to proceed.

- A second was made from the floor
- No additional discussion
- The vote was called and the motion failed

With no additional issues in open forum, the members were advised that the meeting was recessed until ballots were counted. Many left with the understanding the results would be published.

The vote tabulators reported election results and the meeting adjourned at 9:35 PM.

Submitted by: Janice Rose Secretary/Treasurer