

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY / FEBRUARY 11, 2016**

**Location:** Rose Residence  
2856 Islander Avenue NW – Salem, OR 97304

Notice of meeting was posted on both entrance signs and a temporary sign on Settlers Springs Drive NW indicating location and time of the Board meeting. The posting met the three-day prior notice of meeting requirement (posted at 5:30 PM on 02/08/16).

**Board Members Present:** Mike Eastlund, Janice Rose, Barry Solomon and Gerry Weipert

The meeting was called to order by President, Mike Eastlund at 6:05 PM. Mike Eastlund confirmed quorum. Mike Eastlund introduced the Board to community members present at the meeting.

**Read and Approve Minutes:**

Minutes of the September 16, 2015 Board meeting were reviewed by Board members. Janice Rose made a motion to accept the minutes as written. Berry Solomon seconded the motion.

**Discussion:** No discussion. Vote was called – (4) in favor (hand count).

**Treasurer's Report:** Janice Rose provided the treasurer's report as follows:

Columbia Bank / Checking	\$ 656.96
ING Direct / Reserve Savings Account	70,041.32
Columbia Bank / Savings (Professional Fees)*	6,908.09
Columbia Bank / Savings (Late Fees)**	<u>7,549.37</u>
Total	\$85,155.74
Expenses-To-Date	\$ 5,706.97

Janice Rose also presented the Draft 2016 Budget. She recommended to the Board that the compliance contract be renewed and the dues for 2016 remain the same as previous years with the understanding that in 2017 dues may need to be temporarily increased to reimburse the reserve fund for money expended to repair the landscape along Doaks Ferry and any new landscape along Orchard Heights Road.

She also recommended that the Board consider vacant lots as developed properties for dues assessment when the lots have a common owner and are used as an extension or enlargement of a developed property and are fenced or improved with landscaping or a garden.

Janice Rose made a motion to accept the treasurer's report, budget and assessment of dues on improved vacant lots. Mike Eastlund seconded the motion.

Discussion: The motion was discussed with consideration of raising dues this year. No motions were made to amend the motion. Vote was called – (4) in favor (hand count).

### **Committee Reports:**

**ACC Committee:** Barry Solomon, ACC Chair, reported that there are 252 developed lots with eight homes under construction and two homes approved with construction not yet started. He also notified the Board that one proposed new home was rejected because it was less than 1,000 feet from an identical home. The builder was asked to modify the appearance of the home or change the plan.

**Standards Committee:** Gerry Weipert reported that the contractor enforcing HOA rules had provided 166 notifications to owners of violations of the CC&R's and or Board Policy. At present there are sixteen notices pending completion. Only one homeowner was fined in the last year and that was for an ongoing violation.

Gerry advised the Board that he referred one complaint to the city for enforcement because the issue, although serious, was not a violation of the CC&R's or Board Policy.

**Welcoming Committee:** Janice Rose reported that she and Michelle Houser had delivered eight welcome bags since the last meeting and another seven were in the process of being prepared to send out to new homeowners.

### **Old Business:**

Janice reported that all Board Policy changes were sent to every owner by e-mail or US mail.

### **Open Forum:**

No issues were brought up by those in attendance.

### **New Business:**

Mike Eastlund asked the secretary to develop a policy on approved pets in the association because some pet owners had not provided due diligence in the management of pets and numerous complaints had been received. Janice Rose

explained that the CC&R's prohibits animals in the subdivision, but excludes pets without definition of types or number of pets. The document also requires that pets may not be a nuisance, but is unclear of a definition of nuisance.

Janice Rose presented the proposed new Permitted Pets Policy #204, which was sent to each Board member for review prior to the meeting. She explained the intent of the new policy was to allow pets by permit, and if a pet owner repeatedly allows a pet to become a defined nuisance, the permit to own a pet would be revoked.

Mike Eastlund made a motion to approve the policy as written. Gerry Weipert seconded the motion.

Discussion: Further discussion occurred with a review of the existing CC&R's. Vote was called – (4) in favor (hand count).

Stewart Rose presented three landscape plans for the landscaping along Doak's Ferry and Orchard Heights Road. After discussion, which included community members present, it was a consensus of the group that the goals of improving visibility at Doak's Ferry and Titan would be best accomplished with the dry creek bed option presented along with a combination of plan options one and two as presented.

Janice Rose made a motion to approve the change in the landscape using a combination of plans one and two with the dry creek bed concept. That a committee of Stewart Rose, Jan Foster, Kurt Honore and Miles McCary be formed and authorized to move forward with the landscape architect to develop the final plan, seek approval from the city, and secure bids for the project. Contract for work must be approved and signed by the Board President and Secretary/Treasurer. Gerry Weipert seconded the motion.

### **Adjournment:**

Mike Eastlund adjourned the meeting at 7:25 PM. Janice Rose seconded the motion.

**Submitted by: Janice Rose, Secretary/Treasurer**