

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING MINUTES

Salem Electric Board Room / Thursday / October 27, 2016

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

Call to Order, Confirm Quorum:

Mike Eastlund called the meeting to order at 7:05 PM and introduced Board members present as follows:

- Gerry Weipert
- Janice Rose
- Barry Solomon
- Chris Mott

Janice Rose, Board Secretary, confirmed a Quorum (94 persons or proxies present), 30 members signed in and 79 were represented by proxy.

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 welcomed all members to the annual meeting and thanked them for their attendance. Mike Eastlund made the notification that no motions from the floor are allowed at an annual meeting because of Bylaw notification requirements. He also stated that no voice or video recorders would be allowed and asked that cell phones be placed on silent mode.

Guest Speakers:

Mike Eastlund introduced the guest speakers for the evening, Mr. Ken Phillips, Principal of West Salem High School and Officer Sean Kelly, School Resource Officer. They were asked to attend our annual meeting to discuss the parking issues on streets adjacent to the high school.

Mr. Phillips shared that when the high school first opened, most students were freshmen and sophomores. The school now serves all four grades consisting of approximately 1,800 students. He said he expects the student population to increase as new homes are added to the community. He also explained that half the students drive. He further explained that they only have 301 available parking spaces for students, so parking spaces are allocated by lottery and permit. He said he is working with the School Board to identify areas where additional spaces could be provided. Officer Kelly shared that he patrols streets adjacent to the school on a regular basis looking for loitering, littering and enforcement of parking regulations. After the initial presentation, questions were taken from the floor. Mike assured the members present that the Board will continue to work with the school and the city to find long-term solutions to the parking issues. After about thirty minutes, regular business was resumed.

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING MINUTES

Salem Electric Board Room / Thursday / October 27, 2016

Read and Approve Minutes:

The minutes for the June 30, 2015 Annual Meeting were distributed as members entered the meeting for their review.

- A motion from Janice Rose was made to accept the minutes as posted. Gerry Weipert seconded the motion.
- 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 a show of hands.

Reports from Officers' & Committees:

President's Report

Mike Eastlund reported that 2016 had been a good year for the community. He was pleased to share that existing homes were being sold very quickly for about \$140 to \$160 a square foot. Average home prices in the Salem area are up about 16%. Dues paying lots have increased from 252 to 268, an increase of 16. In addition, there are seven new homes under construction with several more pending.

We still have four vacant homes pending foreclosure. The occupant of one of the most distressed properties in our community recently vacated. Several members volunteered to help clean up the exterior and plant a new lawn. Three other vacant properties were maintained by the landscape crew during the summer.

He reported that recent changes to the Bylaws, which allowed the Board to assess a compliance deposit on new construction, have greatly reduced the complaints from members living near a new construction project.

He also reported that a long-term goal of improving landscaping along Orchard Heights was accomplished this year on time and within budget. Once the lot on the corner associated with Orchard Heights and Titan Drive is completed, we will work with the new owner to attempt to build a wall and sign similar to other entrances. At this time, the property where the sign will be located is city property and they will not allow any signage. In addition, the repair and replacement of the landscaping along Doaks Ferry was also recently completed, on time and within budget.

He also thanked those responsible for making National Night Out a success as well as those who attended the most successful National Night Out party we have ever had in our community.

Treasurer's Report:

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

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
Salem Electric Board Room / Thursday / October 27, 2016

Architectural Control Committee Report:

Barry Solomon provided the Architectural Control Committee report (ACC). He reported the following:

- 8 new homes completed
- 7 new homes under construction
- 4 new homes have been approved or pending, but not yet started

He reported that 14 members were sent letters to repaint their homes this year. One member is non-compliant at this time.

He also noted one home was modified without approval and a letter of notification was sent to the member. The member has appealed the notification and request for compliance. The appeal will be heard at the next regular Board meeting.

Standards Committee:

Gerry Weipert reported that the compliance contractor makes a minimum of two random inspections a month. When violations are identified, an "OOPS" notice is left at the location or a letter is sent to the member. During 2016, 142 violations were identified and about 50% were sent letters.

There are three violations of the CC&R's that will be considered for legal enforcement at the next Board meeting as following:

- Failure to satisfactorily maintain the exterior appearance of the property and yard
- Maintaining a storage container in the driveway
- Nonpayment of a re-imposed suspended fine after a repeat violation

Although many new members like the appearance of the community when they are making a purchase, some complain they were not informed that they made a purchase in a neighborhood with an HOA. Because of this concern, compliance efforts for violations by new members are delayed until they can be provided a copy of the CC&R's and Board Rules by the welcoming committee.

Welcoming Committee:

Janice Rose reported the welcoming committee has provided nineteen welcome packages to new community members and that she still has four 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.

Landscape Committee:

Stewart Rose made the report for the landscape committee chair Jan Foster. He reported that the landscape maintenance is usually a responsibility of the Architectural Control Committee ACC, but because of the complexity of the project, a committee of members with landscape experience was identified to manage the

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING MINUTES

Salem Electric Board Room / Thursday / October 27, 2016

project. A written report was provided for those in attendance and Stewart Rose answered questions from the floor. See the attached report.*

Election of Board Members:

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 one incumbent who offered to serve another two-year term and one member who was identified by the Board to serve for the second even numbered Board position. The ballot contained blank spaces for write-in candidates. Nominations from the floor were opened with no nominations offered.

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

Election Results for Board Members:

- Barry Solomon re-elected to Board Position #2
- Miles McCary elected to Board Position #4

Old Business: None

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.

- A motion was made with a second from the floor
- 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 if the Board could work on community building activities with the establishment of neighborhood pods. The member also expressed an interest in CERT training for our neighborhood. There was also a request for the Board to work with the city to develop an earthquake plan for the community.

The meeting adjourned at 8:35 PM.

Submitted by: Janice Rose, Secretary/Treasurer