

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY, JUNE 8th 2011
7:00 PM

Location: 1130 Wallace Rd NW - Salem, OR 97304 (Roth's IGA)

Board Members Present: Bryan Goodman, Janice Rose, Mike Eastlund and Kati Boyce
Board Member Absent: Adrian Alvarado

Meeting was called to order by President, Bryan Goodman at 7:03pm

President Bryan Goodman confirmed quorum.

Proof of Notice of Annual Meeting: Copy of Notice, Proxy & Ballot

West Meadows Estates HOA attorney, Karna Gustafson, gave a short update stating we have only had a few collection issues in the last year due to minimum enforcement issues and only a few foreclosures.

Stewart Rose gave a presentation on new policies and CC&R's to include the following: Solar Panels, Signs, Paint Colors, Commercial Vehicles & Auxiliary Structures and Buildings.

The Fee and Fine Schedule was presented to homeowner's for review. Stewart Rose made a motion to keep the schedule as presented; the motion was seconded and passed.

Bryan Goodman made a motion to accept the minutes from the April 12th Board meeting. Mike Eastlund seconded the motion and passed.

Treasurer's Report (as of June 8, 2011)

West Coast Bank / Checking Acct	\$13,349.21
West Coast Bank / Reserve Acct	\$41,090.05
West Coast Bank / Savings (Professional Fees)	\$ 4,675.40
West Coast Bank / Savings (Late Fees)	<u>\$ 2,645.25</u>
Total	\$61,759.91

Janice Rose reported the total expenses to date were \$6,400.72. Accounts Receivable shows a balance of \$6,500.96, which is broken down as follows:

Homeowners w/credit balances	- \$1,020.49
2011 Unpaid HOA dues	907.50
Active Foreclosures	1,132.50
Collections	3,602.95
Bankruptcy	1,237.50
Fines	<u>650.00</u>
Total	\$6,500.96

Most of the outstanding credits will be used up in 2012 and the total accounts receivable is comprised of 13 outstanding accounts.

Bryan Goodman made a motion to approve the following resolution: Association Resolution Ruling 70-604 Election – Excess Income Applied to the Following Year's Assessments. The motion was seconded by Mike Eastlund and passed.

Committee Reports:

Architectural Committee: Stewart Rose reported there have been several new house plans approved for the neighborhood and that one auxiliary building final approval was denied. The ACC rejection of the lean-to addition to the new shed structure may be appealed to the board.

Enforcement Committee: Mike Eastlund reported he has mostly been working on lawn compliance for the vacant houses. Mike also reported there have been three garage burglaries of opened or unlocked garages in the last year.

Old Business: No old Business

New Business: Election of new officers. There are two expiring terms for the board for 2011: Bryan Goodman, President and Janice Rose, Treasurer.

The nominating committee offered the names of Janice Rose and Janet Powell to fill the two vacant positions. Nominations from the floor were opened by President Goodman. No new nominations were offered from the floor.

Ballots were distributed and collected. Janice Rose and Janet Powell both elected unanimously for two year terms.

The annual meeting was adjourned by President Bryan Goodman

The monthly meeting of the new board was called to order to elect new board officers.

The board authorized treasurer Janice Rose to remove the name of Bryan Goodman from the checking account and add Mike Eastlund as a signer on the checking account.

Members Forum: Homeowners discussed looking at a policy to control tree height in the neighborhood to prevent trees from blocking other homeowner's views.

Meeting was adjourned at 8:19 PM.

Meeting minutes submitted by: Kati Boyce, Secretary