

West Meadows Estates Homeowner's Association

Board Meeting

April 12, 2011

Location: 2856 Islander Avenue NW / Salem, OR 97304 (Rose Residence)

Board Members Present: Bryan Goodman, Janice Rose, and Mike Eastlund -

Meeting was called to order by President, Bryan Goodman at 7:05 p.m.

Minutes of the previous meeting, February 22, 2011, were reviewed and approved.

Treasurer's Report (as of 4/12/11)

West Coast Bank / Checking Acct	\$ 410.49
West Coast Bank / Reserve Acct	\$28,910.05
West Coast Bank / Savings (Professional Fees)	\$ 4,674.26
West Coast Bank / Savings (Late Fees)	\$ <u>2,544.64</u>
Total	\$36,539.44
Total Expenses To-Date	\$3,603.44
Trial Balance Total	\$32,936.00

Bryan Goodman made a motion to accept report, seconded by Mike Eastlund, approved unanimously.

Janice Rose reported that 48 owners have still not paid the 2011 dues. There are six homes currently in bankruptcy or foreclosure. She is starting an email and phone effort to contact those who still have not paid prior to assessing late fees.

Committee Reports:

Architectural Committee: Stewart Rose filling in for committee chair. The ACC approved two new homes for construction and rejected one for failing to meet square footage requirements. Those plans were adjusted and subsequently approved. One plan for a home which exceeded square footage in the garage was rejected. One non complying auxiliary structure was approved at 1313 West Meadows Dr. NW contingent upon changing siding to meet HOA requirements.

CC&R Standards Committee (Enforcement): Three items, two corrected and one pending. Also a repeat of a commercial vehicle previously adjusted.

Old Business:

Stewart Rose reported on discussions with owner's representative for the shed on Flat Rock.

We did not receive comment regarding new policies for record storage, #105 or sign policy #404. Motion by Bryan Goodman to accept polices as written, second by Mike Eastlund. Approved unanimously

Janice Rose identified date for annual meeting as Wednesday June, 8 2011 at 7:00 PM at Roth's on Wallace Road.

Discussion regarding email as a method of notification for the annual meeting would be adequate. It was decided that US Mail was the only acceptable practice.

Janice Rose reported that we have received about 40 proxy ballots to date. We are still about 50 short of the needed proxy votes to conduct the annual meeting. Janice will send additional proxy ballots out with the annual meeting notification.

New Business:

Bryan Goodman notified the board that he will be unable to continue in his position on the board. Janice Rose indicated her desire to run for re-election to the board.

Stewart Rose agreed to chair nominating committee. Anyone interested in serving on the board should contact Stewart at the HOA post office box or phone at 503-399-9501.

Question was raised regarding a residency for election to board positions. It was determined that such a change would require a change to the buy-law.

Question was raised regarding voting rights for people of undeveloped property. It was determined that such a change would require a change to the buy-law.

A member questioned the possibility of having a community garden on one of the vacant lots owned by the Wyant Corp or land owned by the HOA. Mike Eastlund explained that the HOA does not own any community property and Mr. Wyant would be unable to make his property available because of liability issues.

A date for the next board meeting will be the 2011 Annual Meeting.

Meeting was adjourned at 8:00 PM, Submitted by Janice Rose, Treasurer