

WEST MEADOWS ESTATES HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday April 11, 2013

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

Board Members Present: Janice Rose, Mike Eastlund, Janet Powell, Amy Drennan, Rudy Deswart

Meeting was called to order by President, Mike Eastlund at 7:06 pm.

Minutes of the March 21st meeting were reviewed. Janice Rose moved to approve as written, seconded by Janet Powell. The motion was unanimously approved.

Committee Reports:

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

West Coast Bank / Checking	\$23,242.92
West Coast Bank/ Reserve	32,863.94
West Coast Bank / Savings (Professional Fees)	12,322.80
West Coast Bank / Savings (Late Fees)	<u>2,758.07</u>
Total	\$ 71,187.73
Expenses to Date:	\$ 9,590.81

Janice also reported that there are 38 residences with outstanding HOA bills. After the 15th of April, late fees will be added.

Architectural Committee:

Janet Powell, ACC member, provided the report:

1. On March 28, 2013, we were presented planning materials for two structures for architectural review. On April 7, 2013, at 3:00 pm, all members of the ACC met to review the submitted plans.

The ACC reviewed the letters dated March 25, 2013, from DR Horton Company, via the current owner and agent, requesting architectural review for plan 3727 on lot 256 and Plan 3725 on lot 179 of West Meadows Estates. A review of the two plans revealed that they were the same as previously

submitted, except for the three-car garage option circled and a full-size plot plan showing the garage. None of the deficiencies previously identified, in the March 15, 2013 letter to their agent were addressed. The plans were rejected and the agent was notified of the decision by mail.

2. 4/7/13 - Approved a request for a home on Kitsap to plant an arborvitae hedge, not to exceed the height limits identified in the landscape policy and a neighbor friendly fence on both side yards.

3. A request for approval of a trellis was submitted. The committee determined ACC approval was not required for the trellis since it is less than 100 sq. feet, not connected to the house, and it does not require a building permit. Homeowner was notified.

4. A fence was built at the house on Butterfly prior to approval by the ACC. A letter was sent to the owner with a fine for construction prior to approval. The ACC also requested verification that the fence did not encroach on the easement at Orchard Heights and proposed a conditional use permit in lieu of removing the fence until the wall is built.

Standards Committee:

One new violation was reported. Commercial equipment was left on an empty lot. The owner has until April 25th to remove the equipment.

Welcoming Committee:

Janice reported that all new residences will receive a current copy of the policies and CC&R's and Bylaws.

Old Business:

Stewart Rose reported that the sprinkler heads have been reduced and remaining heads replaced with new heads that are more efficient and waste less water, which could save us up to 25% or more on our water bills. There were also several leaking pipes that needed to be repaired.

Janice Rose reported that we currently have 101 proxies. We would like to see 10-15 more.

A motion was made by Janice Rose and seconded by Mike Eastlund that all electronic payments of HOA bills be required to have two signatures on the invoice, as required on checks. The motion was unanimously approved.

New Business:

Amy Drennan, Secretary, notified the Board that for personal reasons, she will need to resign from the Board. Mike Eastlund said he will identify a replacement for this position.

The annual HOA meeting will be held Wednesday June 5th at 7 pm at Roth's in West Salem.

Coral Ann Pruitt will be doing follow-up on the neighborhood watch program and possibly arranging a speaker for the annual meeting.

School buses are continuing to turn left onto Titan Drive from Doaks Ferry again. A letter was taken to Mike Shields at the High School regarding the issue.

Dan Clem will possibly be speaking at our annual meeting. All residences will be notified of the agenda for the annual meeting via e-mail.

Open Forum:

Janice Rose made a motion to adjourn the meeting, seconded by Mike Eastlund, motion approved unanimously. Meeting was adjourned at 7:49 pm.

Submitted by: Amy Drennan, Secretary