

West Meadows Estates Homeowner's Association

Board Meeting

February 22, 2011

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

Board Members Present: Bryan Goodman, Janice Rose, and Mike Eastlund - Adrian Alvarado was delayed by work.

Meeting was called to order by President, Bryan Goodman at 7:00 p.m.

Minutes of the previous meeting, January 13, 2011, were reviewed and approved.

Treasurer's Report (as of 2/22/11)

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

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

Janice Rose reported that the 2011 invoices were mailed on February 19, 2011. She also presented new policy proposals for signs in the neighborhood and security of HOA documents and records. After discussion, a motion was made to place both policies on the web for comment then review at the next board meeting, seconded by Mike Eastlund, approved by all.

Committee Reports:

Architectural Committee: Stewart Rose explained difficulty that was experienced with bids for bark in the common areas. Apparently there was a mistake in the bidding process. We accepted lowest bid that was in error. Stewart explained that Highway Fuel corrected the problem and installed the bark at a significantly reduced rate to maintain their positive image in community.

Stewart presented a proposed change to the solar panel policy, which would require a solar panel connection to be engineered to withstand wind. After discussion, the wording was slightly changed. Motion by Mike Eastlund to accept adjusted solar panel policy, Janice Rose seconded, approved by all.

The ACC reviewed two plans in the last month. One plan was approved; there were concerns that the second set of plans did not meet design requirements of CC&R's and the approval is pending. The ACC submitted proposed policy #405 to clarify wording and intent of CC&R document regarding approval of plans. There was a discussion on proposed new ACC policy; Mike made a motion to accept policy, seconded by Janice, approved by all. The board directed the ACC to complete the review of the remaining plans in consideration of board approved clarifications.

CC&R Standards Committee (Enforcement): No new information

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

New Business: Mike Eastlund reported on a HOA in South Salem that was changed

when a new developer took over the remaining lots in the subdivision then used voting block to change the original CC&R document and building requirements. The board discussed ideas and plans to secure proxies from those who may not be able to attend annual meeting in June.

Janice Rose will identify dates and facility availability for annual meeting in June.

A date for the next board meeting in April was left open.

Meeting was adjourned.

Submitted by Janice Rose, Treasurer