

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY / FEBRUARY 25, 2014**

Location: Roth's IGA / Glenn Creek Room
1130 Wallace Road NW, Salem, OR 97304

Notice of meeting was posted on both entrance signs indicating location and time of Board meeting at least three days prior to meeting (posted 02/21/14).

Board Members Present: Mike Eastlund, Janice Rose, Gabriela Loberg, Barry Solomon & Gerry Weipert.

Board Members Absent: None

Meeting was called to order by President, Mike Eastlund at 7:05 pm. Mike Eastlund confirmed quorum and introduced Board members to homeowners in attendance.

Read and Approve Minutes:

Minutes for October 3, 2013 were reviewed by Board members. Barry Solomon made a motion to accept the minutes as written. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (5) in favor (hand count).

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

Columbia Bank / Checking	\$ 2,379.17
ING Direct / Reserve Savings Account	45,206.45
Columbia Bank / Savings (Professional Fees)	6,639.80
Columbia Bank / Savings (Late Fees)	<u>3,308.58</u>
 Total	 \$57,534.00
 Expenses To-Date:	 \$ 5,041.80

Janice Rose also provided a monthly breakdown of all bank accounts and expenses for year end 2013 and a monthly breakdown to-date for 2014.

Committee Reports:

Welcoming Committee: Janice Rose reported that seven (7) new homeowners were provided with welcome bags and info. She also reported that several new homes would need welcome bags in the near future.

ACC Committee: Gabriela Loberg reported that three (3) new homes had been completed and sold and that four (4) homes were presently under construction, one of which is a show home for the Salem Home Builders Tour. Three (3) houses are currently in various stages of ACC review.

Stewart Rose presented a report on the feral cat issue that was brought up at the last Board Meeting. He stated that two organizations are available for help with this issue: Salem Friends of Felines and the Feral Cat Coalition of Oregon. We will try to find someone interested in Feral Cats to assist with the solution recommended by both organizations.

Standards Committee: Barry Solomon reported that there had been three (3) violations in our community, and all had been corrected, one is an ongoing repeat.

Old Business:

None.

New Business: Janice Rose presented the 2014 Budget for West Meadows to the Board members for review. Mike Eastlund made a motion to approve the 2014 budget as written. Gabriela Loberg seconded the motion.

Discussion: No Discussion. Vote was called – (5) in favor (hand count).

Janice Rose brought up a suggestion from the board attorney regarding title transfer fees. We are one of the few HOA's that do not charge a title transfer fee. Such a fee would offset costs a management company would normally charge. Mike Eastlund said he would check fee amounts other associations charge.

Gabriela Loberg advised the board that our By-Laws in 9.3 allows the board to assess fees for service and asked Mike Eastlund to include in his fee survey a fee for plan review for new construction. Enforcement of our CC&R's provisions for new construction has been a major expense to our community in both legal fees and insurance premiums. Since dues are not paid on vacant lots, all expenses associated

with plan review should be considered when determining a plan review fee. She also suggested we should ask our attorney to provide an opinion.

Gabriela Loberg made a motion to investigate the options of using fees for title transfers and plan review for new construction. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – 5 in favor (hand count).

Open Forum: Alan Chen brought up maintenance of common property along Orchard Heights. Mike Eastlund said he did not believe the developer deeded over an easement to the association for the property along Orchard Heights and he will check on the status.

Adjournment:

Mike Eastlund made a motion to adjourn the meeting. Janice Rose seconded the motion. Meeting was adjourned at 8:00 pm.