

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY / FEBRUARY 4, 2015**

Location: Rose Residence
2856 Islander Avenue 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 01/31/15).

Board Members Present: Mike Eastlund, Janice Rose, Barry Solomon and Gerry Weipert - Gabriella Loberg arrived late due to her work schedule.

Meeting was called to order by President, Mike Eastlund at 7:05 pm. Mike Eastlund confirmed quorum.

Read and Approve Minutes:

Minutes for July 17, 2014 were reviewed by Board members. Barry Solomon made a motion to accept the minutes as written. Gerry Weipert seconded the motion.

Discussion: No discussion. Vote was called – (4) in favor (hand count).

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

Columbia Bank / Checking	\$ 7,188.71
ING Direct / Reserve Savings Account	57,595.16
Columbia Bank / Savings (Professional Fees)	6,790.94
Columbia Bank / Savings (Late Fees)	<u>3,433.97</u>
 Total	 \$75,008.78
 Expenses To-Date:	 \$ 948.70

Janice Rose provided a monthly breakdown of all bank accounts and expenses for 2015 as of February 4, 2015.

Read and Approve 2015 Budget:

Janice Rose presented the 2015 Proposed Annual Budget for review and answered questions on the budgeted line items. She stated that a copy of the approved 2015 Budget would be mailed out with the homeowner's invoices.

Gerry Weipert made a motion to accept the Proposed 2015 Annual Budget as presented. Barry Solomon seconded the motion.

Discussion: Questions were answered during the presentation. Vote was called – (5) in favor (hand count).

Committee Reports:

ACC Committee: Barry Solomon, ACC Chair, reported that since our last Board meeting, five homes that were under construction had been finalized. Nine new homes are presently under construction and plans for two additional homes have been approved for construction. Builders are currently in the process of preparing submissions for additional homes, some of which will be in this summer's Salem Street of New Homes.

At the annual meeting, a member questioned how the new marijuana law was going to impact our community and HOA. Barry Solomon presented information prepared by the attorney for the Board regarding the new marijuana law and the options open to the Board. After discussion, it was agreed that there was not enough information available at this time on how the city and the state are going to address the issues to make an informed decision. It was agreed to wait until further information was available.

Standards Committee: Gerry Weipert presented the proposal from Community Compliance and Resource Services for compliance services. Gerry made a motion to approve a one-year contract for \$350.00 per month for compliance services to be managed by the Standards Committee Chair, Gerry Weipert. A second was made by Barry Solomon.

Discussion: Questions were answered during the presentation. Motion was approved unanimously. Vote was called – (5) in favor (hand count).

Welcoming Committee: Janice Rose reported that twelve (12) welcome bags were in the process of being prepared to send out to new homeowners and that several more were going to be needed in the near future. Michelle Houser offered to help deliver the welcome bags.

Old Business:

Mike Eastlund reported that the new "NOTICE OF MEETING" sign is in the process of being made and should be installed soon. The cost of the sign (\$175.00) was included in the 2015 budget.

New Business:

1. **Web Hosting Renewal:** Dave Simpson informed the Board that the renewal for the Web Hosting was now due and gave us price options for one, three, and five-year costs. Our By-Laws state that any service contract longer than three years requires 80% approval from the membership.

Discussion: During discussion it was decided that the Board would approve the three-year contract for \$224.25 and that the Web Hosting had been included in the 2015 Budget. Vote was called – (5) in favor (hand count).

2. **Insurance Renewal:** Janice Rose presented the insurance proposal for 2015 from Huggins Insurance. Mike Eastlund made a motion that we accept the proposed policy, Janice seconded the motion.

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

3. **Standards Committee (Enforcement) Contract:** Presentation was given during the Standards Committee report.

Open Forum:

Janice Rose stated that a homeowner had written to the Board regarding the maintenance of the two triangular planter areas at Titan Drive and Islander Avenue. Stewart Rose stated that the ACC Committee would look into the issue and come up with some solutions.

Adjournment:

Gerry Weipert made a motion to adjourn the meeting. Barry Solomon seconded the motion. Meeting was adjourned at 7:25 pm.

Submitted by: Janice Rose, Secretary/Treasurer