

**West Meadows Estates Homeowner's Association
Board Meeting
January 13, 2011**

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

Board Members Present: Bryan Goodman, Janice Rose, Kati Boyce, and Mike Eastlund - Adrian Alvarado was not in attendance

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

Minutes of the previous meeting, November 9, 2010, were reviewed and approved.

Treasurer's Report (Year End 12/31/10)

West Coast Bank / Checking Acct	\$ 3,125.96
West Coast Bank / Reserve Acct	\$28,910.05
West Coast Bank / Savings (Professional Fees)	\$ 3,298.35
West Coast Bank / Savings (Late Fees)	\$ <u>2,438.85</u>
Total	\$37,773.21
Total Expenses / 2010	\$12,628.20
Trial Balance Total	\$25,145.01

Committee Reports:

Architectural Committee: Stewart Rose presented two bids to put bark in the common area and the possibility of putting flowers at the entrance of the subdivision (Titan Drive) as these two items were not done in 2010. Approval was given by the Board to bark the common area with the lowest bid and we would wait on planting of flowers.

Plans were reviewed and approval was given to build a new home in the neighborhood on West Meadows Drive.

The policies for solar panels and exterior color schemes were discussed and the Board modified the proposed solar panel policy to include a post-construction inspection. After discussion, changes were made and the policies were approved by the Board.

CC&R Standards Committee (Enforcement): Currently there are three violations the committee is working on: garbage can screening, commercial vehicle parking and a home that has not completed the landscaping in the front yard.

Old Business: The Board reviewed the proposed budget for 2011 and amended the website line item from \$150.00 to \$200.00 per input from Dave Simpson, who manages our website. The Board also discussed changing the approval of the budget to be presented and voted on at the annual meeting in June. Bryan Goodman makes a motion to accept the proposed budget with the amended cost change for the website and Mike Eastlund seconds the motion and the budget was approved.

New Business: Janice presented a request from a homeowner to release the garnishment from their wages. The Board discussed the issue and it was decided to not release the homeowner from the garnishment until the past due amounts were paid. Janice Rose will inform the attorney (Landye Bennett Blumstein) of the Board's decision.

Janice Rose told the Board that she had signed the engagement letter from the accountant and that the fee for preparing the 2010 association's taxes would be \$300.00.

The Board was informed of a second burglary in the neighborhood.

The Board discussed the homeowner's dues for 2011. It was determined that the dues would remain \$150.00 for the year.

The Board agreed to have the next Board meeting in March, 2011.

Meeting was adjourned.

Submitted by Kati Boyce, Secretary