

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
CONTINUATION OF BOARD OF DIRECTORS MEETING OF
JUNE 10, 2013 & JUNE 18, 2013
Monday / July 15, 2013**

Location: Roth's IGA (Doak's Ferry Room)
1130 Wallace Road NW, Salem, OR 97304

Notice of meeting was posted on both entrance signs indicating location and time of Board meeting (posted 7/11/13).

This meeting is a continuation of the Board meeting held on June 10, 2013 and June 18, 2013.

Board Members Present: Janice Rose, Mike Eastlund, Rudy DeSwart, Mike McCluskey, Gabriela Loberg

Board Members Absent: None

Meeting was called to order by President, Mike Eastlund at 7:00 pm. Mike Eastlund confirmed quorum.

Secretary's Note: Karna Gustafson, Association Attorney, was in attendance.

Attorney Comments: The association is governed by Roberts's Rules of Order for a small board, with less than twelve members, with informal procedures. The Board is entitled to adopt different procedures from Robert's Rules of Order. The President in a small Board is entitled to vote and second motions under Robert's Rules of Order, which has been the custom at WME HOA.

Only Board members are entitled to speak at Board meetings and there is not an open forum at this meeting. She also stated a security guard has been appointed as Sergeant at Arms to keep order during the meeting and if anyone disrupted the meeting, they may be asked to leave the meeting.

She also stated that she believed Gabriela Loberg met all requirements under state law to serve on the board. [Secretary's Note: On June 21, 2013 Mike Eastlund received a letter from Lance Loberg indicating that Gabriela Loberg was acting in a fiduciary capacity for her husband relating to 1543 Brokenwheel Court (Lot 210) in WM.]

New Business: Election of Officers & Committee Chairs

Janice Rose made a motion to elect Mike Eastlund as Board President. The motion was seconded by Gabriela Loberg.

Discussion: No discussion. Vote was called - (4) four in favor and (1) opposed by (hand count).

Mike Eastlund made a motion to elect Janice Rose as Board Treasurer. The motion was seconded by Gabriela Loberg.

Rudy DeSwart objected to the motion. He believed that under parliamentary procedure, the President/Chairman cannot make motions. The motion has to come from a Board member and not the President.

Gabriela Loberg then made a motion to elect Janice Rose as Board Treasurer. The motion was seconded by Mike Eastlund.

Discussion: Rudy DeSwart commented that the President could not vote except in the case of a tie. Karna Gustafson, Association attorney, clarified that in a small board, less than twelve members, the President/Chairman could vote and second a motion.

At this point, Rudy DeSwart left the Board meeting. A quorum was still maintained with four Board members.

Vote was called - (4) four in favor and (1) one absent (hand count).

Gabriela Loberg made a motion to elect Janice Rose as Board Secretary. The motion was seconded by Mike Eastlund.

Discussion: Mike McCluskey questioned if a person could hold two Board positions. Gabriela Loberg indicated the Bylaws allow one person to hold the Secretary/Treasurer positions and is a logical joining since Janice maintains HOA records. Karna Gustafson explained that the Board could appoint non-Board members or hire a manager for certain officer positions.

Vote was called - (4) four in favor (hand count).

Janice Rose made a motion to elect Gabriela Loberg as the Architectural Committee Chair and retain the current ACC members until she can make changes, if necessary. The motion was seconded by Mike Eastlund.

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

Mike Eastlund made a motion to elect Mike McCluskey as the Standards Committee Chair. The motion was seconded Janice Rose.

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

Janice Rose made a motion that all Board policies dated March 21, 2013 be approved retroactive to March 21, 2013. The motion was seconded by Mike Eastlund.

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

Adjournment: Mike Eastlund made a motion to adjourn the meeting. The motion was seconded by Mike McCluskey. No discussion. Vote was called - (4) four in favor (hand count).

The meeting was adjourned at 8:15 pm.

Submitted by: Gabriela Loberg, Secretary