

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY / JULY 17, 2014**

**Location:** Boys & Girls Club / West Salem  
925 Gerth Street 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 7/14/14).

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

**Board Members Absent:** Gabriela Loberg

Meeting was called to order by President, Mike Eastlund at 7:02 pm. Mike Eastlund confirmed quorum and asked Board members and HOA members in attendance to introduce themselves.

**Read and Approve Minutes:**

Minutes for February 25, 2014 were reviewed by Board members. Gerry Weipert made a motion to accept the minutes as written. Barry Solomon 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	\$14,830.29
ING Direct / Reserve Savings Account	57,386.45
Columbia Bank / Savings (Professional Fees)	6,640.06
Columbia Bank / Savings (Late Fees)	<u>3,308.76</u>
Total	\$82,165.56
Expenses To-Date:	\$12,598.24

Janice Rose provided a monthly breakdown of all bank accounts and expenses for 2014 as of July 17, 2014 and spoke regarding the outstanding accounts still owing for West Meadows Estates. The breakdown is as follows:

- 1 Account - Sent to Collection
- 1 Account - Pending Sheriff Sale
- 3 Accounts - Foreclosures/Monitored by Attorney
- 1 Account - Foreclosure/Assigned to Realtor/Pending
- 1 Account - Foreclosure/Pending Assignment to Attorney

**Committee Reports:**

**Welcoming Committee:** Janice Rose reported that eleven (11) new homeowners were provided with welcome bags and community information. She also reported that three welcome bags still needed to be delivered.

**ACC Committee:** Stewart Rose, ACC member, reported that three (3) new homes were finalized. Seven (7) house plans were reviewed and approved for construction and seven (7) homes are presently under construction.

Stewart Rose presented an updated report on the feral cat issue and reported that we have not found a person interested in managing this project.

Stewart Rose reported that emergency repairs were required for several breaks in the sprinkler system over the winter. The cause of the breaks was unknown. The breaks caused a delay in the initiation of the watering cycle, which caused some browning of the lawn in some places along Doak's Ferry.

**Standards Committee:** Barry Solomon reported that there had been eight (8) violation letters, two (2) follow-up letters and eight (8) letters to builders regarding tall grass next to occupied properties mailed since our last meeting. Overall, the voluntary compliance has gone very well again this year by our friends and neighbors. We are in our second year without having to assess fines for ongoing violations.

### **Old Business:**

1. Transfer and Plan Review Fees: Mike Eastlund stated that his research on this issue has been slow and it is still a work in progress.
2. Orchard Heights Easement: Mike Eastlund stated the easement and proposed wall identified in the CC&R document along Orchard Heights were at the option of the developer, Don Wyant, who has not exercised the option. Mr. Wyant, an attendee of the meeting, stated that the maintenance along Orchard Heights is the responsibility of the City because of a road easement. Mike Eastlund will contact the city to try and resolve the appearance of the property.

### **New Business:**

1. **Resignation of ACC Members:** Janice Rose reported that a resignation letter, dated May 4, 2014, had been mailed to the Board by Max and Janet Powell resigning from the ACC Committee.

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

**2. Appointment of new ACC member:** Mike Eastlund reported that Christopher Mott had agreed to volunteer for a position on the ACC Committee. He is a member of our community and has worked for the state for a number of years with experience in construction plan review, etc.

Mike Eastlund made a motion to accept Christopher Mott as a new member of the ACC Committee. Gerry Weipert seconded the motion.

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

**3. National Night Out:** Mike Eastlund gave the Board members handouts for the upcoming National Night Out scheduled for August 5, 2014. Mike has filled out the necessary paperwork and stated that e-mails will be sent to all homeowners as well as notices delivered to all homeowner residences by hand. The Block Party BBQ will be held at Horseclover Drive from 6:00 pm – 8 pm. The street will be blocked off for the event and a bounce house will be provided for the kids.

**4. Fine Appeal:** Mike Eastlund reported that he received a letter from a builder requesting an appeal of a fine he had been assessed by the board. The builder had been assessed a fine for failure to secure ACC approval before beginning construction of a new home. The CC&R's require all owners to secure ACC approval of construction plans prior to beginning construction. The Board assessed the tentative fine with provision for appeal on advice of legal counsel because this was a repeat violation and an issue of contention in the legal suit. The builder explained that the failure to acquire approval was a communication error by others who were working for him while he was out of town attending to a family emergency. Since the violation appeared to be the result of a mistake and not a deliberate act, the Board discussed cancelling the fine. The Board also discussed the cost for legal advice that would not have been considered if the association was not involved in the current lawsuit.

Gerry Weipert made a motion to reduce the fine to \$300.00 to cover legal expenses and provide a small fine since this is a second event. Barry Solomon seconded the motion.

**Discussion:** No discussion. Vote was called – (3) in favor (hand count), Mike Eastlund abstained.

**Open Forum:**

1. Stewart Rose brought up the following suggestion for the Board's consideration: Since Board meetings are on an as needed basis, members of the community are not provided with the most current information on issues before the Board. He suggested a draft copy of the minutes be sent to each Board member by the Secretary immediately following a Board meeting for review and adjustments. A draft copy of the minutes can then be placed on the website pending approval at the next board meeting, at which time the draft minutes would be replaced with the approved minutes.

Gerry Weipert made a motion to place draft minutes on the website pending approval. Janice Rose seconded the motion.

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

2. A property owner brought up three issues to the Board:

- A request to the Board to give an update on the pending lawsuit. Mike Eastlund reported that the claims against the association had been filed several times. The most recent court date occurred on July 11, 2014. The judge said he would respond by letter, at which time they will be allowed to refile their complaint.
- A request that another sign be installed at the entrance of Settlers Spring Drive to notify homeowners of Board meetings.
- A request to be considered as a possible member on the ACC Committee. The Board took his concerns under advisement.

3. 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.

4. A homeowner reported that she had received letters from the CCR Standards Committee regarding the maintenance of her yard. She stated that her property was a field and felt she should not be required to water her property. The CCR Standards Committee will look into the matter.

**Adjournment:**

Mike Eastlund made a motion to adjourn the meeting. Janice Rose seconded the motion. Meeting was adjourned at 6:55 pm.