

**West Meadows Estates Homeowner's Association
Board Meeting
July 19, 2011**

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

Board Members Present: Janice Rose, Mike Eastlund, Adrian Alvarado and Janet Powell. Katie Boyce was absent. Meeting was called to order by President, Mike Eastlund at 7:03 p.m.

Minutes of the annual meeting, June 8, 2011, were reviewed and approved.

Committee Reports:

Architectural Committee: Stewart Rose, ACC member, presented draft Policy 406 (Landscape Maintenance). Discussion was held on the proposed policy by board members and those in attendance and recommendations for changes were made.

A motion was made by Adrian Alvarado to amend policy as per discussion and place the draft policy on the website for review by association membership, seconded by Janice Rose, approved unanimously.

Adrian Alvarado made the following committee report:

- Plans and final construction approval of a new auxiliary building on Horseclover.
- Approved plans and construction of a new fence and auxiliary building on Rainsong.

Received and investigated two complaints for auxiliary buildings. One was valid and a letter was sent to the homeowner and an appeal of our response is scheduled for this evening.

The second complaint was for a building on Bartlett Hill. Complaint not valid because structure was grandfathered because of construction prior to new covenants and was not listed in the Wyant book of properties as being in violation.

The association received an e-mail request for approval of a fence on Bartlett Hill Court. Request was handled by board chair because of a conflict of interest by ACC member. Stewart Rose reported that a person has been identified to clean up bank owned and bankruptcy properties that are causing neighborhood blight.

Treasurer's Report (as of July 19, 2011)

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|---|--------------------|
| West Coast Bank / Checking Acct | \$11,573.31 |
| West Coast Bank / Reserve Acct | \$41,090.05 |
| West Coast Bank / Savings (Professional Fees) | \$ 4,677.10 |
| West Coast Bank / Savings (Late Fees) | \$ <u>2,671.19</u> |

| | |
|------------------------|-------------|
| Total | \$60,011.65 |
| Total Expenses To-Date | \$8,661.98 |
| Trial Balance Total | \$51,349.67 |

Mike Eastlund, made a motion to accept the Treasurer's report, seconded by Adrian Alvarado, approved unanimously.

Janice Rose reported that all owners have paid the 2011 dues except those in bankruptcy and foreclosure.

CC&R Standards Committee (Enforcement): Letters sent out for screening of recreational vehicles, trash containers and weed maintenance. Most have complied.

Old Business:

Janice Rose reported gift certificate for Bryan Goodman in the amount of \$100.00 was purchased and signatures are needed for thank you card.

New Business:

Two letters from the community were read. One letter was read that praised the work of the board. Another letter was read concerning the safety of the intersection at Fort Hill Ave NW and Titan Drive NW. The issue has been discussed with the city and there are no changes that the board can make because of the sewer pipe at the corner.

Letter presented by Janice for new home owners and was discussed by the board. Mike Eastlund volunteered to take over the new homeowners welcome responsibility.

Mike Eastlund made a report on a letter he submitted to the city of Salem in support of removing the encumbrance from properties within the subdivision for a water pumping facility that was not being required by the city. A copy of the Preliminary Declaration for Urban Growth Area Development Permit No. 02-03A Amendment was received by the HOA for our files.

Mike Eastlund reported on the paving project on Orchard Heights and final paving cap on streets in section six at the north end of the subdivision.

Mike Eastlund requested funding of approximately \$250.00 for the neighbors National Night Out gathering scheduled for August 2, 2011. Janice Rose made a motion to authorize Mike Eastlund to spend the requested funds out of the Late Fee fund in support of the activity. Janet Powell seconded, approved unanimously.

An appeal was heard from a homeowner regarding an auxiliary building. After discussion, it was moved by Mike Eastlund and seconded by Janice Rose that the appeal regarding the vertical T-11 siding would be denied. The homeowner was given the choice to replace the siding or screen the siding by placing slats in the chain link fence at the northeast corner of the property.

Open Forum:

Rudy Deswart reported that he had experienced additional vandalism at his property on Friday July 15, 2011 when someone egged his motor home while in his driveway. He would appreciate any help in finding the culprits. He also offered an opinion that owners of undeveloped lots should be required to pay dues or not allowed a vote on association business. Information was provided for him on why the CC&R exemption was made for owners of undeveloped lots.

A home owner notified the board of vandalism by children playing in the street near the 2700 through 2800 block of Islander Avenue NW.

A motion was made by Janice Rose to adjourn the meeting, seconded by Mike Eastlund and approved unanimously. Meeting was adjourned at 8:30 PM.

Submitted by Janice Rose, Treasurer