

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
Wednesday June 6th, 2012

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

Board Members Present: Mike Eastlund, Janice Rose, Janet Powell

Board Members Absent: Kati Boyce, Adrian Alvarado

Meeting was called to order by President, Mike Eastlund at 7:05 PM

Proof of Notice of Meeting: Letter attached to agenda showing letter handed out to each homeowner in West Meadows / Notification e-mailed to all homeowners with e-mail addresses.

Presentation: Brent Hedrick / Code Compliance Officer – City of Salem

Topics covered in his presentation where as follows:

- Noxious weeds
- Vehicle parking including recreational vehicles and length of time vehicles can be parked on neighborhood streets
- Parking in bike lanes
- Barking dogs
- Dead animals in streets
- How to file a complaint

Dan Clem was unavailable for a presentation.

Minutes of the May 9th, 2012 meeting were reviewed. Janice Rose moved to approve the minutes as written, seconded by Mike Eastlund.

Committee Reports:

Treasurer's Report: Janice Rose provided the treasurer's report as of 6/06/12 as follows:

West Coast Bank / Checking	\$16,321.91
West Coast Bank/ Reserve (ING)	33,045.08
West Coast Bank / Savings (Professional Fees)	4,419.11
West Coast Bank / Savings (Late Fees)	<u>1,989.47</u>
Total	\$ 55,775.57
Expenses-To-Date	\$ 18,361.00

Janice Rose stated that the reserve funds budgeted for 2012 (\$12,180.00) had been transferred to the ING savings account as of 5/04/12.

Architectural Committee:

Stewart Rose, ACC member, provided the report:

Five new homes are currently under construction in West Meadows.

Stewart reported that a drain repair was done on the sidewalk of Glen Creek at the entrance of West Meadows. He also reported that repairs were made to the entrance signs and the lights at the entrance to West Meadows and paid for from the reserve fund account.

Standards Committee:

Janet Powel reported that there were no new violations to report.

Election of Directors

The term for two board members expired in June, 2012: Kati Boyce, Secretary and Adrian Alvarado, Architectural Committee chose not to run as an incumbent for a second term.

The nominating committee offered the names of Amy Drennan and Rudy Deswart to fill the vacant positions. Nominations from the floor were opened by President Mike Eastlund. Trudy Deswart nominated Beauford Averette.

Janice Rose made a motion to close nominations and Janet Powell seconded the motion. Ballots were distributed and collected. After counting the ballots, Amy Drennan and Rudy Deswart were elected to board positions.

Old Business:

Mike Eastlund talked about the school bus route and said that bus drivers were sent a letter telling them to change their route if they needed to turn left onto Glen Creek. Homeowners said that some of the buses had not changed their routes yet. Mike Eastlund was to send a letter to Mike Schmidt regarding this issue.

Mike Eastlund also reminded the homeowners of National Night Out that is scheduled for August 7, 2012 on Horseclover Drive.

Traffic engineers are looking closer at the issues on Titan Drive NW. A stop sign is a possibility with further review and research.

New Business:

Janice Rose made a motion to approve the following resolution: Association Resolution for Revenue Ruling 70-604 Election (Excess Income Applied to the Following Year's Assessments). The motion was seconded by Mike Eastlund and approved.

Mike Eastlund made a motion to accept the Fee and Fine Schedule as written. The motion was voted on and approved.

Members Open Forum:

Judy Deswart asked about a possible Christmas potluck by the welcoming committee.

Jeff Scofield gave information about the Next-door website. He said it was similar to Facebook for neighborhoods. More information on this website will be available after additional research.

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

The first meeting of the new Board was called to order by Mike Eastlund at 8:40 pm to determine Board positions. The new Board was set up at follows:

Mike Eastlund, President
Amy Drennan, Secretary
Janice Rose, Treasurer
Janet Powell, Architectural Committee
Rudy Deswart, Standards Committee

The Board authorized Janice Rose, Treasurer to remove Kati Boyce (outgoing Secretary) from the checking account and add Amy Drennan, Secretary as a signer on the checking account.

Meeting was adjourned at 8:50 pm.

Submitted by: Janice Rose, Treasurer