

WEST MEADOWS ESTATES HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, March 21, 2013

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

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

Board Members Absent: Rudy Deswart

Meeting was called to order by President, Mike Eastlund at 7:07pm.

Minutes of the January 13th meeting were reviewed. Janet Powell moved to approve as written, seconded by Janice Rose. The motion was unanimously approved.

Committee Reports:

Treasurer's Report: Janice Rose provided the treasurer's report as follows:

West Coast Bank / Checking	\$17,839.81
West Coast Bank/ Reserve	32,863.94
West Coast Bank / Savings (Professional Fees)	12,322.80
West Coast Bank / Savings (Late Fees)	<u>2,757.98</u>
Total	\$ 65,784.53
Expenses to Date:	\$ 5,407.36

Janice also reported that there are 112 residences with outstanding HOA bills. The due date for the 2013 dues is April 1st.

Architectural Committee:

Janet Powell, ACC member, provided the report:

2/26/13

- The ACC received a box of planning materials for the Architectural Committee to review from the agent for DR Horton.

2/28/13 & 3/2/13

- Plans presented on 2/26/13 were reviewed for conformance to CCR requirements.

3/13/13

- Informational meeting was held with the homeowners.

3/15/13

- The ACC rejected the submitted plans, based on CCR requirements. The plans and a letter of explanation were returned to the agent.

The ACC has submitted the following policy enhancements for legal review:

Motion 1- Motion made by Janice Rose and 2nd by Mike Eastlund, unanimously approved.

- When considering location and harmony of the external design with the existing structures in the Subdivision, no dwelling shall be erected or placed upon any lot which has a depth greater than width, unless limited by lot line setbacks and otherwise approved by the Architectural Control Committee.

Motion 2- Motion made by Mike Eastlund and 2nd by Janice Rose, unanimously approved.

- When considering location of structures and harmony of the external design with the existing structures in the Subdivision, no dwelling shall be erected within a thousand foot radius of a structure of similar floor plan and/or exterior design, unless otherwise approved by the Architectural Control Committee.

Motion 3- Motion made by Janet Powell and 2nd by Mike Eastlund, unanimously approved.

The ACC requests Board approval for the cost of legal fees to date and the expense of the informational meeting held on March 13, 2013.

The ACC also requests Board approval of continued financial support for future legal expenses related to the development plans of West Meadows Estates by Mr. Don Wyant Sr., his companies and D.R. Horton.

Standards Committee:

Four re-inspections were made and there are currently no violations.

Welcoming Committee:

Janice reported that three new neighbor welcome packages will be going out to new residences.

Old Business:

Stewart Rose reported that there was a reduced bid on the replacement of sprinkler heads with the lower water flow heads, which will result in significant savings on the water bills.

Janice Rose reported that we currently have 69 proxies and our goal is to have at least 94.

New Business:

All Board policies are being reviewed by attorney, Karna Gustafson, to ensure that they are in conformance with state law.

Motion #1- Motion made by Mike Eastlund and 2nd by Janet Powell, unanimously approved.

Once policies are reviewed by Karna and the changes completed, policies will be sent to board members via e-mail for the Board's final review before printing and distribution.

Motion #2- Motion made by Mike Eastlund and 2nd by Janice Rose, unanimously approved.

A motion was made to allow distribution of policies via e-mail when addresses are available in conformance with state law.

Janice Rose reported that the HOA Professional Fees savings account can be used for attorney's fees and we can also borrow from reserve funds as long as it is paid back.

Open Forum:

Janice Rose made a motion to adjourn the meeting, seconded by Mike Eastlund, motion approved unanimously. Meeting was adjourned at 7:50 pm.

Submitted by: Amy Drennan, Secretary