

WEST MEADOWS ESTATES HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday May 8, 2013

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

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

Board Members Absent: Amy Drennan

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

Minutes of the April 11, 2013 meeting were not reviewed, as Amy Drennan, Secretary was not present. She will forward minutes to us at a later date for review.

Committee Reports:

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

West Coast Bank / Checking	\$13,687.74
West Coast Bank/ Reserve	45,043.94
West Coast Bank / Savings (Professional Fees)	12,324.14
West Coast Bank / Savings (Late Fees)	<u>2,958.20</u>
Total	\$ 74,014.02
Expenses to Date:	\$10,163.86

Janice also reported that there are 14 residences with outstanding HOA bills.

Rudy Deswart expressed his displeasure with the Treasures Report and requested that the treasurer's report be broken down on a monthly and annual basis. Janice said she would provide the detail he requested.

Architectural Committee:

Janet Powell, ACC member, provided the report:

1. On May 2, 2013, the ACC was presented planning materials for two structures for architectural review. On May 4, 2013, at 3:00 pm, all members of the ACC met to review the submitted plans. Both homes failed to have the

required information to be approved. A notice will be sent to the property owner.

2. A phone discussion was held with a developer from Canada regarding the D.R. Horton project. The developer was advised that the ACC was not in the position to negotiate the rules and only could review plans based on the rules.

Standards Committee:

One Neighborhood inspection occurred. New violations were identified and letters will be sent if violations are not corrected on a second round of inspections.

Welcoming Committee:

Janice reported that five new residences were given welcoming packages.

Old Business:

Janice Rose reported on the current proxy count. Rudy Deswart objected to the use of proxies explaining he does not believe in proxies unless homeowners can't be present at meeting to vote. A review of the Bylaws, in section 3.9, provide that members may provide a proxy for a period not to exceed (11) months. No further discussion.

New Business:

Read a resignation letter from Amy Drennan, Board Secretary that notified the Board that for personal reasons, she has resigned from the Board. Mike Eastlund identified Gabriela Loberg as a replacement Board member. Rudy Deswart objected to the Board selecting a new Board member because he feels it should be voted at the annual meeting by homeowner membership. A review of the Bylaws, section 7.4, confirmed that a Board member replacement may be elected by a majority of the remaining members to serve out the remainder of the unexpired term.

Mike Eastlund made a motion that Gabriela Loberg be appointed to serve out the remaining term of Amy Drennan and assume the duties of board secretary. Janice Rose is authorized to remove Amy Drennan from the bank signature card and add Gabriela Loberg as a signer on the checking account. Motion seconded by Janet Powell. Motion carried unanimously.

The proposed Bylaw amendments submitted by the Board attorney were reviewed. Janet Powell made a motion that the proposed Bylaw changes be

sent to the members for review prior to a vote on the changes at the annual meeting. The motion was seconded by Janice Rose.

Discussion:

Rudy Deswart objected to voting on the Bylaws because notification did not meet a thirty day requirement for notification of the membership. A check of the Bylaws, section 3.5, stated that notification of meetings and the agenda for the meeting must be mailed or delivered at least five, but not more than sixty days before the meeting. The notification for the Bylaws vote is within the required time limit.

Rudy Deswart then gave his opinion that the board did not have the authority to make rules or policies without a vote of the membership. A check of the Bylaws, Section 11.1 provide that the Bylaws may be amended at any annual or special meeting of the membership by affirmative vote of not less than fifty percent of the votes entitled to be cast at such meeting. No further discussion occurred.

Vote was called, passed.

Open Forum: Nothing discussed.

Janice Rose made a motion to adjourn the meeting, seconded by Mike Eastlund, motion approved unanimously. Meeting was adjourned at 7:56 pm.

Submitted by: Gabriela Loberg, Secretary