

**West Meadows Estates Homeowner's Association
Board Meeting
December 14, 2011**

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

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

Board Members Absent: Adrian Alvarado & Katie Boyce

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

Minutes of the September 22, 2011 meeting were reviewed. Mike Eastlund moved to approve as written, seconded by Janet Powell, approved unanimously.

Committee Reports:

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

West Coast Bank / Checking	\$ 5,451.75
West Coast Bank / Reserve	41,090.05
West Coast Bank / Savings (Professional Fees)	4,678.08
West Coast Bank / Savings (Late Fees)	<u>2,073.67</u>
 Total	 \$53,293.55
 Expenses To Date	 \$14,718.73
 Trial Balance Total	 \$38,574.82

Janet Powell moved to accept treasure's report as presented, seconded by Mike Eastlund, approved unanimously.

Janice Rose presented the proposed 2012 annual budget with recommended 2012 dues assessment.

Janet Powell moved to adopt the proposed 2012 budget as presented, seconded by Mike Eastlund, approved unanimously.

Committee Reports

Architectural Committee:

A presentation was made by Stewart Rose, ACC member, for Adrian Alvarado who was unable to attend meeting.

The ACC worked with the owner of the property at 1734 Settlers to resolve the issue. The problem has been corrected.

The ACC presented the latest draft of the landscape policy No. 406. The draft included changes as recommended from community input and previous board meeting. Discussion centered on trees, which would be subject to enforcement action. It was recommended that wording clearly identifies that any trees existing at the platting of the subdivision would not be affected.

Also discussed were hedges along the fence. A section needs to be added to allow a maximum hedge height of eight (8) feet adjacent to the wall on Doaks Ferry to improve privacy for properties in that area.

Motion was made by Mike Eastlund to adopt the policy as amended. The motion was seconded by Janice Rose, carried unanimously. The ACC presented information on the low voltage lights along the wall on Doaks Ferry. Options discussed were removing all lights except at the sign, replacing existing lights with more vandal resistant fixtures and the pros and cons of upgrading to LED lights to save energy.

Mike Eastlund made a motion to authorize the ACC to seek two additional bids for the options discussed. Motion was seconded by Janet Powell, approved unanimously.

Standards Committee:

Janet Powell reported that failing to screen trash containers was the only issue of the last month. That overall, compliance to the standards was good.

Eastlund made a report on an on-going barking dog issue. A letter has been sent regarding the problem. If the problem is not corrected, the board will assess fines and initiate appropriate legal action.

Old Business:

Presentation of the draft Policy No. 406 (Landscape Maintenance) was discussed in committee report.

Low voltage lights discussed in committee reports.

New Business/Open Forum:

Max Powell reported he has contacted the city regarding traffic safety on Titan Drive. He requested the radar sign from the police for Titan Drive. It is now on their schedule. He reported the city is reluctant to act to change traffic control measures until there are at least three accidents.

He requested that the board write a letter to the city requesting review as well as initiate political action with city council member representing our community.

Janet Powell made a motion that the board sends letters to the city and council regarding traffic concerns. Mike seconded the motion, approved unanimously.

Mike Eastlund made a motion to adjourn the meeting, seconded by Janet Powell, motion approved unanimously. Meeting was adjourned at 9:17 PM.

Submitted by Janice Rose, Treasurer