

West Meadows Estates Homeowner's Association
Board Meeting
November 9, 2010

Location: 2856 Islander Avenue NW – Rose Residence

Board Members Present: Bryan Goodman, Janice Rose, Mike Eastlund, & Adrian Alvarado - Katie Boyce was not in attendance

Meeting was called to order by President, Bryan Goodman at 7:00 p.m.

Minutes of the previous meeting, September 8, 2010, were reviewed and a motion was made by Mike Eastlund to accept the minutes as written and it was seconded by Janice Rose. September minutes were approved.

Treasurer's Report:

West Coast Bank / Checking	\$ 4,120.22
West Coast Bank / Reserve	\$28,910.05
West Coast Bank / Savings (Professional Fees)	\$ 3,,297.11
West Coast Bank / Savings (Late Fees)	<u>\$ 2,295.83</u>
 Total	 \$38,623.21
 Expenses / To-Date	 \$14,386.06
 Trial Balance Total	 \$24,237.15

Committee Reports:

Architectural: Adrian reported that two neighbor friendly fences had been approved. He also reported that the T-111 siding at 1302 Titan Drive had been replaced with the lap siding and all work was completed. A reimbursement check in the amount of \$272.94 was made out to David Peters for expenses.

Resident, Gary Stene – 1865 West Meadows Drive NW, inquired about building a shed. Adrian told Gary to refer to the Association website for examples and to submit a plan prior to construction of shed.

Enforcement: Mike Eastlund reported that there were about three violations that the committee was still working on. One property that was sent a violation for weeds had just gotten notice that the property was in foreclosure. We may have to wait to proceed further. The other two violations had been sent invoices for late fees for non-payment of fines.

Old Business: None

New Business: Bryan Goodman reported that the Board is currently preparing drafts for two new policies. The first new policy concerns the use of solar panels in the neighborhood and the other policy will provide a guide to builders and homeowners for exterior paint colors. The Board plans to continue working on the draft copies and get more input. Carl Goodwin suggested that we check into state statutes before we finalize a policy for solar panels.

Bryan Goodman informed the Board that we would not have a board meeting in December, but that we would meet sometime in the first two weeks of January to prepare a budget for 2011.

The meeting was adjourned at 7:45 pm.

Submitted by Janice Rose, Treasurer