

West Meadows Estates Homeowner's Association
Board Meeting Minutes
November 15, 2012

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

Board Members Present: Mike Eastlund, President
Janice Rose, Treasurer
Janet Powell, Architectural Committee
Rudy Deswart

Board Member Absent: Amy Drennan, Secretary

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

Minutes of the October 8, 2012 meeting was presented by Janice Rose. The minutes were reviewed. A motion was made by Rudy Deswart to accept the minutes as written, Mike Eastlund seconded the motion. No discussion, a call for a vote by the president. Motion passed unanimously.

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

West Coast Bank / Checking	\$10, 129.96
ING Business Savings Account (Reserve)	\$ 32,788.78
West Coast Bank / Savings (Professional Fees)*	\$ 11,737.18
West Coast Bank / Savings (Late Fees)**	<u>\$ 1,370.00</u>
 Total	 \$56,025.92
 Expenses-To-Date	 \$33,695.51

A motion was made by Janet Powell to accept the treasurer's report, Mike Eastlund seconded the motion. No discussion, a call for a vote by the president. Motion passed unanimously.

Committee Reports

CC&R Standards Committee (Enforcement):

Mike Eastlund has assumed the position of Standards Committee Chairperson. He stated that there are seven outstanding letters at this time and that most are minor infractions.

Architectural Committee (ACC):

Janet Powell, Architectural Committee Chairperson, reported that nothing has changed since the last meeting. The proposed policy on new construction and the modifications to the paint policy had been posted on the web page since the last meeting. We have not received comment on either policy.

Welcoming Committee:

Amy Drennan was not present and had stated that she was unable to deliver the welcoming bags. Janice reported that she was able to recruit a homeowner to help with the welcoming committee (Gabriella Loberg). Janice and Gabby delivered five welcome bags with one remaining to be completed. It should be delivered soon.

Old Business:

Mike presented additional information on the Neighborhood Watch process and the recent increase in burglaries in the community.

Mike Eastlund made a motion to adopt the new construction policy and accept the changes to the paint policy. Janice Rose seconded the motion. No discussion, motion voted on, and carried unanimously.

New Business:

Janice Rose presented a summons received by the association that named the association as party to a law suit regarding a pending foreclosure. Mike made a motion to send the document to the association's named attorney to respond as required. Janice seconded the motion. Discussion, apparently banks now must file a law suit in a court to process a foreclosure so we should see the association named in additional law suits as new foreclosures occur. Motion voted on and carried unanimously.

A date for the next board meeting will be the second Thursday in January (January 10, 2013).

Open Forum:

Stewart Rose presented information on new lawn watering sprinkler heads that water the lawn more evenly and use about 30% less water. Information was also provided on a new type of grass he has installed in his yard that also uses less water and is less prone to damage by weeds. He was directed to find additional information on the system and the costs to upgrade our current sprinkler system with the new heads and also the cost of replacing the grass.

A community member in attendance brought up a concern regarding the standards committee not enforcing the rules and garbage cans not properly stored at some houses on Titan. An assurance was made that the issue would be researched and resolved appropriately.

Rudy Deswart made a motion to adjourn, motion seconded by Mike Eastlund and passed unanimously. Meeting was adjourned at 8:30PM.

Submitted by Janice Rose, Treasurer