

**WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY / OCTOBER 3, 2013**

Location: Roth's IGA
1130 Wallace Road NW, Salem, OR 97304

Notice of meeting was posted on both entrance signs indicating location and time of Board meeting (posted 9/30/13).

Board Members Present: Janice Rose, Mike Eastlund & Gabriela Loberg

Board Members Absent: None

Meeting was called to order by President, Mike Eastlund at 7:00 pm. Mike Eastlund confirmed quorum.

Procedural Motion: Mike Eastlund made a motion that the Association be governed by Robert's Rules of Order for a small Board, with less than twelve members, with informal procedures, including the provision that all members of the Board are allowed to make, second and vote on a motion. The motion was seconded by Janice Rose.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Procedural Motion: Mike Eastlund made a motion that the Board positions be numbered either odd or even based on the year of election and each Board member be elected or appointed to a numbered position. The motion was seconded by Gabriela Loberg.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Janice Rose:	Position No. 1	Two-year position / 2015
Mike Eastlund:	Position No. 3	Two-year position / 2015
Vacant Position:	Position No. 5	Two-year position / 2015
Vacant Position:	Position No. 2	One-year position / 2014
Gabriela Loberg:	Position No. 4	One-year position / 2014

Read and Approve Minutes:

Minutes for June 10, 2013 were reviewed by Board members. Mike Eastlund made a motion to accept the minutes as written. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Minutes for the June 18, 2013 meeting (continuation of the June 10, 2013 Board meeting) were reviewed by Board members. Mike Eastlund made a motion to accept the minutes as written. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Minutes for the July 15, 2013 meeting (continuation of the June 10, 2013 and June 18, 2013 Board meetings) were reviewed by Board members. Mike Eastlund made a motion to accept the minutes as written. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

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

Columbia Bank / Checking	\$ 2,978.38
ING Direct / Reserve Savings Account	45,160.97
Columbia Bank / Savings (Professional Fees)	12,431.87
Columbia Bank / Savings (Late Fees)	<u>3,008.44</u>
Total	\$63,579.66
Expenses To-Date:	\$22,251.50

Janice Rose also provided a monthly breakdown of all bank accounts and expenses.

Appointment of Board Members:

Mike Eastlund notified the Board of the resignations of Rudy DeSwart and Mike McCluskey.

Mike Eastlund made a motion to appoint Gabriella Loberg to vacant position No. 5 / two-year position. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Mike Eastlund made a motion to appoint Barry Solomon to vacant position No. 2 / one-year position. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Mike Eastlund made a motion to appoint Jerry Weipert to vacant position No. 4 / one-year position. Janice Rose seconded the motion.

Discussion: No discussion. Vote was called – (3) in favor (hand count).

Janice Rose:	Position No. 1	Two-year position (2015)
Mike Eastlund:	Position No. 3	Two-year position (2015)
Gabriela Loberg:	Position No. 5	Two-year position (2015)
Barry Solomon:	Position No. 2	One-year position (2014)
Jerry Weipert:	Position No. 4	One-year position (2014)

Committee Reports:

Welcoming Committee: Janice Rose reported that there were four (4) new homeowners that needed welcoming bags and info.

ACC Committee: Gabriela Loberg reported that since the installation of the new sprinkler heads, the water consumption has been reduced by half. She also reported that three (3) new homes were under construction and one (1) new set of plans had been submitted for approval.

Standards Committee: Mike Eastlund reported that there had been no activity from the standards committee due to our inability to elect officers and the resignation of a committee member.

Old Business:

Mike Eastlund read a notice from our attorney regarding the lawsuit filed against the HOA for the homeowners present at the Board meeting. It advised homeowners to contact Julie Haddon if they had questions regarding the lawsuit at 503-222-1075 or at jhaddon@gordonrees.com.

Mike Eastlund reported that draft policy changes based on annual meeting input are complete, but no policy changes will be made on advice of legal counsel until litigation issues are resolved.

Janice Rose made the following motion: At the discretion of the Secretary/Treasurer, a request for duplication of HOA records will be charged a fee of \$40.00 per hour (minimum one hour) and \$.10 per impression. Payment to be made to WMEHOA by cash or check with the provision any charges will be paid to the individual or non-employee providing the service. The motion was seconded by Mike Eastlund.

Discussion: Homeowners were concerned that the charge of \$.10 per copy was not sufficient to cover the cost of printing. Janice Rose said that fee was what she currently charged for HOA document reproduction.

Vote was called – 5 in favor (hand count).

New Business: Gabriela Loberg made a motion to allow the ACC committee to accept building plans for new construction in a digital format if the plans can be printed for government permit. Mike Eastlund seconded the motion.

Discussion: No discussion. Vote was called – 5 in favor (hand count).

Open Forum:

Wes Ediger brought up the subject of feral cats in the neighborhood. He wanted to know if there was a City rule regarding same and if the HOA could send out a notice to all homeowners regarding the feeding of feral cats. Mike Eastlund said he would look into the matter with the City.

Adjournment:

Mike Eastlund made a motion to adjourn the meeting. Janice Rose seconded the motion. Meeting was adjourned at 7:30 pm.