

**West Meadows Estates Homeowner's Association
Board Meeting
September 22, 2011**

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

Board Members Present: Janice Rose, Mike Eastlund, Adrian Alvarado and Janet Powell. Katie Boyce was absent.

Meeting was called to order by President, Mike Eastlund at 7:07 p.m.

Minutes of the July 19, 2011 meeting were reviewed. Mike Eastlund moved to approve the minutes as written, seconded by Janice Rose, approved unanimously.

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

West Coast Bank / Checking Acct	\$ 8,109.99
West Coast Bank / Reserve Acct	\$41,090.05
West Coast Bank / Savings (Professional Fees)	\$ 4,677.10
West Coast Bank / Savings (Late Fees)	<u>\$ 2,374.68</u>
 Total	 \$56,251.82
 Expenses to Date	 \$10,925.10
 Trial Balance Total	 \$45,326.72

Committee Reports

Architectural Committee:

Two structures were approved. The auxiliary structure that was the focus of a previous board meeting appeal has now been completed and meets the requirements of the association.

The ACC asked the board for direction on an auxiliary structure being constructed where the roofing material does not match the roof on the existing house. The board unanimously directed the ACC to require that the shingles be changed to match.

The ACC presented an appeal requesting that the property at 1734 Settlers Springs be exempt from the requirement to screen trash receptacles from view because the screen on the property could no longer be used at its current location because the neighbor's fence limits access.

The ACC recommended that the request be denied for the following reasons:

1. The cans can be placed in the garage.

2. The screen that was installed and then removed because proper set back requirements were not followed can be changed to a gate. If necessary, moved further back on the property and meet the intent of the requirement to screen the garbage cans from view.

A motion was made by Mike Eastlund to reject the request. The motion was seconded by Janice Rose, carried unanimously.

Standards Committee:

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

Two homes that were in non-compliance of landscape issues had complied and showed significant improvement in appearance.

Janet requested that the ACC determine if a house on Old Farm Avenue was in compliance if the outside lighting was not complete.

Old Business:

Mike Eastlund made a presentation and showed the board members a notebook for new neighbors to be delivered by the welcoming committee. Two persons, Amy Drennan and Chris Vogel have expressed an interest in working with the welcoming committee. Mike will contact them.

Stewart Rose made a presentation on the draft Policy 406 (Landscape Maintenance). Stewart read the comments from community members regarding the proposed policy. Of those who commented, several had concern with tree height limitations. There were several who said the policy was appropriate while several did not want any restrictions on landscaping. We also received feedback from those in attendance, all of whom had provided written feedback. It was suggested that since the tallest house allowed by the city is thirty-five feet, we should make the tree height number thirty-five feet, which is consistent with the ridge height allowed by the city.

It was proposed from the floor that the section on grass height should be changed to read grass in a lawn so decorative grasses used planting beds would not be included.

It was also discussed that two weeds per square foot was too many weeds. The number will be changed to one weed per two square feet and/or a height of eight (8) inches.

The requirement for landscape irrigation should include some provision for exemption during drought imposed restrictions by government or waiver by the board.

A motion was made by Mike Eastlund to amend the policy per community input and submit a second draft on the web page for review by the community. The motion was seconded by Adrian Alvarado, carried unanimously.

Mike Eastlund reported that a contract had been approved for approximately \$700.00 to replace the letters on the front entry sign damaged by vandals.

The board reviewed a letter from our attorney (Karna Gustafson) regarding board direction on a pending collection issue. A motion was made by Mike Eastlund to accept the second option proposed by the attorney. The motion was seconded by Janice Rose, carried unanimously.

Open Forum:

Rudy reported that neighbors in surrounding subdivisions have experienced a rash of residential burglaries. The burglars have been walking into houses with open garages or front doors and grabbing belongings readily available. Witnesses describe a black, late model BMW sedan possibly involved in the thefts. Rudy was asked to write an item for e-mail distribution by Janice.

Mike Eastlund made a motion to adjourn the meeting, seconded by Janet Powell, motion approved unanimously. Meeting was adjourned at 9:30 PM.

Submitted by Janice Rose, Treasurer